



Owen  
Isherwood  
CHARTERED SURVEYORS

1st & 2nd Floor 7-11 Bridge Street, Guildford Surrey, GU1 4RY

**TO LET | 4,840 SQ FT (449.65 SQ M)**



## Location

The property is located in Guildford Town Centre on Bridge Street, the main one way system, with access to Guildford Mainline Station and retail offering. There is a pay & display car park in Bedford Road to the rear with c 70 spaces.

## Description

The accommodation is above Tesco with a separate entrance on Bridge Street in a three storey building.

The first floor is laid out as demountable partitioned offices, with toilets and a lift that serves the basement. The basement has rear access from Frys Passage. In addition, the second floor provides further office space via stairs from the 1st floor.

## Accommodation

Name	sq ft	sq m	Availability
1st	3,016	280.20	Available
2nd	521	48.40	Available
Basement - Storage	1,303	121.05	Available
<b>Total</b>	<b>4,840</b>	<b>449.65</b>	

## Rent

£55,000 per annum + VAT

## Rates & Charges

Rateable value: £56,000  
Rates payable: £30,800 per annum

## EPC

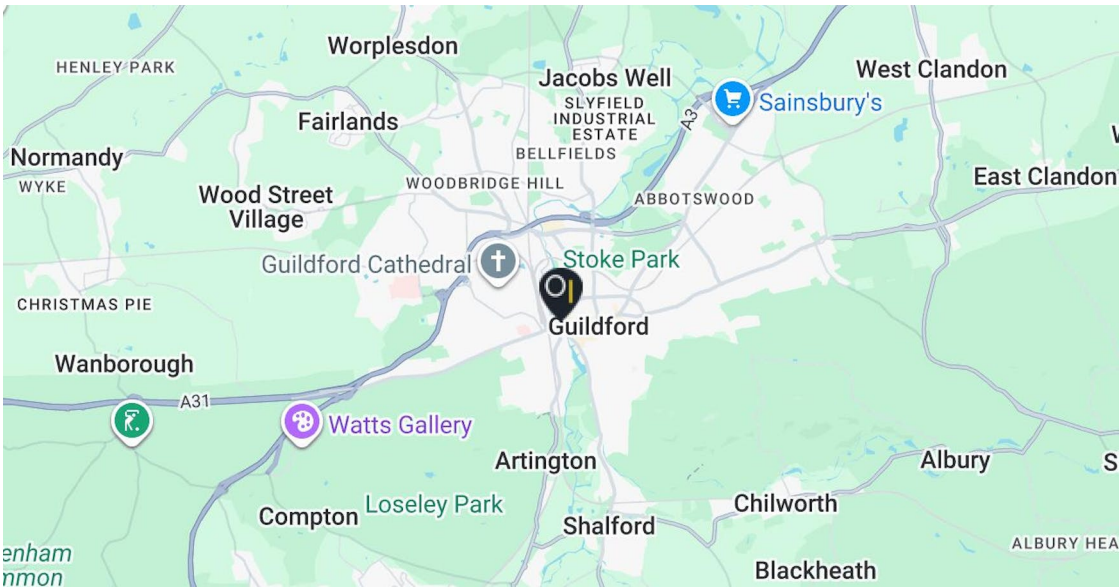
The property has 3 valid EPCs, expiring November 2032:  
Basement - B 41  
First Floor - B 35  
Second Floor- B 34

## Current Use

The current planning use is Class D1, the premises would be suitable for educational, gym, offices or medical uses.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

**Peter Bellion**  
T: 01483 300 176  
M: 07905 419795  
E: [pab@owenisherwood.com](mailto:pab@owenisherwood.com)

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated