



Owen
Isherwood
CHARTERED SURVEYORS

First House, Park Street, Guildford Surrey, GU1 4XB

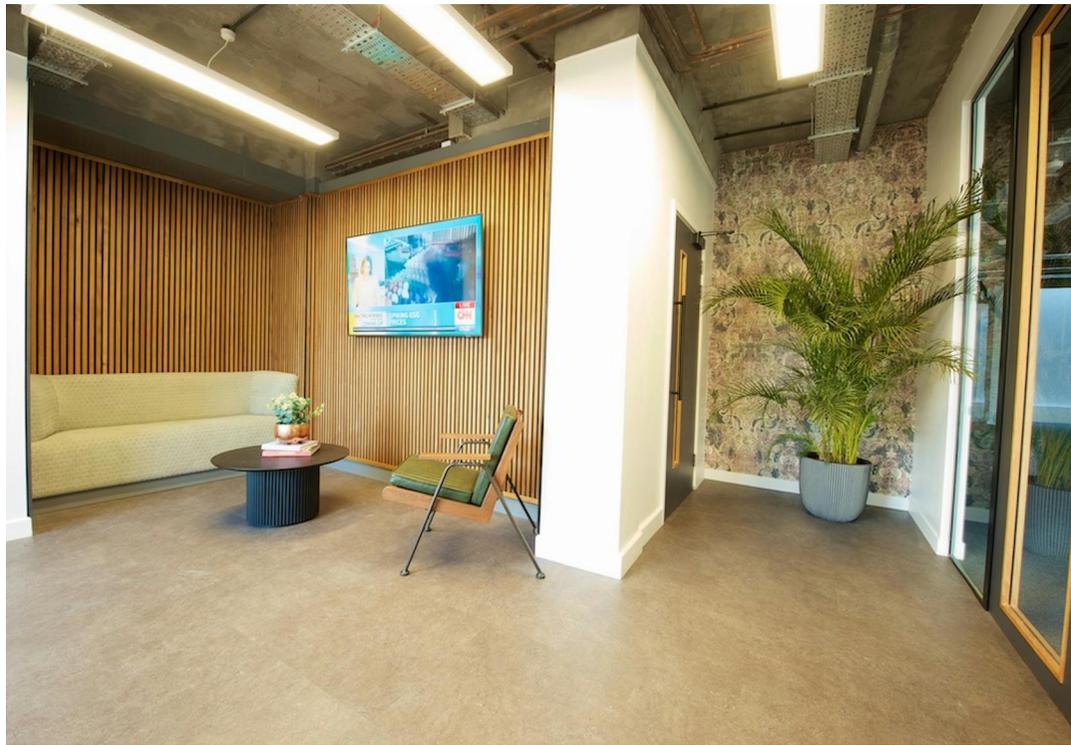
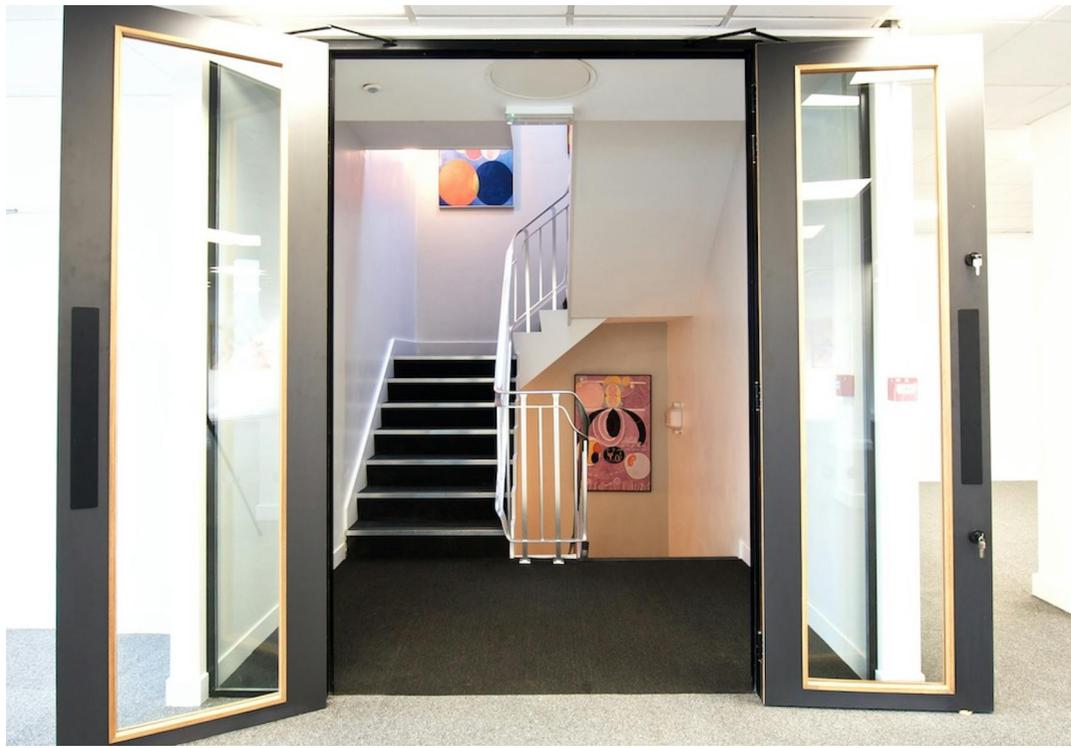
TO LET | 2,438 TO 5,109 SQ FT (226.50 TO 474.64 SQ M)

Newly Refurbished

Refurbished Town Centre Office - 8 Parking Spaces

- Central Guildford Location
- Quick walk to Guildford Train Station
- Lower High Street Shopping
- Designer-inspired finish
- Attractive reception
- Excellent ceiling heights
- Air Conditioned
- Kitchen Facilities
- W/C bathrooms on all floors
- 8 Parking Spaces (More Available on Request)
- Competitive Rent





Location

One Park Street is located in a prominent town centre location a short walk from Guildford Train Station, close to the River Wey and the lower High Street and the Friary Centre, the traditional shopping core for the town. Road links include the A3 London to Portsmouth trunk road 1.5 miles away.

Description

This refurbished building has undergone a complete transformation, now boasting a stunning designer-inspired reception area with stylish seating and inviting common spaces. Floor-to-ceiling entrance doors lead to bright, modern offices, creating a sleek and professional atmosphere. The renovation includes new air-conditioning, electrical wiring and double glazing making the site well-suited for office, leisure, or other uses. With spacious open-plan layouts, high ceilings, solid carpeted floors, and convenient perimeter trunking, the space is both practical and impressive. For added convenience, each floor is equipped with WC facilities. Ample parking is available at the rear for 8 vehicles with more available on request.

The building has stepped access from street level. Assisted access is available in accordance with the Equality Act 2010.

Accommodation

Name	sq ft	sq m	Availability
Ground - Offices	2,438	226.50	Available
1st - Offices	2,251	209.12	Available
2nd - Office & Kitchen	420	39.02	Available
Total	5,109	474.64	

Terms

New Lease

Rent

£20 per sq ft

Rates & Charges

Rateable value: £90,000

Rates payable: £49,950 per annum

Legal costs

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



Contact

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