



Owen
Isherwood
CHARTERED SURVEYORS

The Workshop, Weston Road, Guildford, GU2 8AU
TO LET | 155 TO 1,749 SQ FT (14.40 TO 162.49 SQ M)

Location

The premises comprise a detached two-storey character building situated in a predominantly residential cul-de-sac in Woodbridge Hill. Positioned just off the A322 Worplesdon Road, the property is only a short drive away from Guildford town centre and offers excellent transport links.

Description

The ground floor features a functional workshop complete with a loading door (2.691m wide/2.254m high) opening directly onto Weston Road, offering an internal floor to ceiling height of 2.72m. The first floor primarily comprises an open plan office space with separate kitchenette and a private individual office. The property benefits from gas fired central heating and toilets on both floors. Additionally, the premises include a separate, detached garage unit.

Accommodation

Name	sq ft	sq m	Availability
Ground - Workshop	875	81.29	Available
1st	719	66.80	Available
Unit - Garage	155	14.40	Available
Total	1,749	162.49	

Terms

New Lease with potential to be let in part or as a whole.

Rent

£26,500 per annum

Rates & Charges

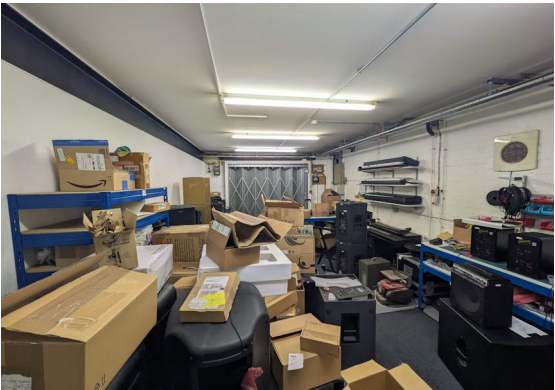
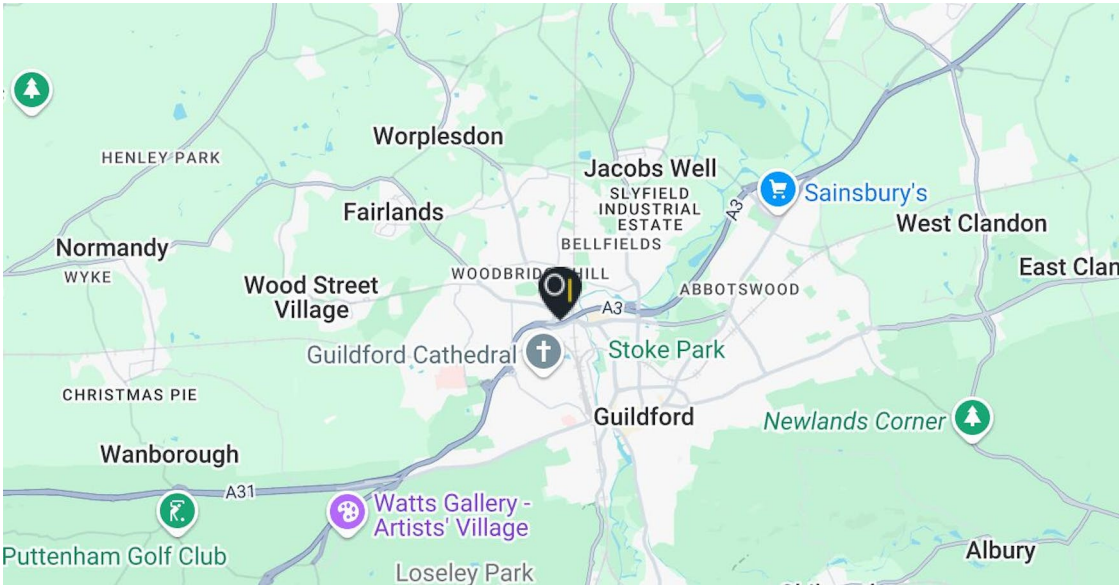
Rateable value: £21,500

EPC

D (99)

Legal costs

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



Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@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