



Owen
Isherwood
CHARTERED SURVEYORS

4 Wey Court, Mary Road, Guildford, GU1 4QU

TO LET | 651 SQ FT (60.48 SQ M)

Location

4 Wey Court is located in a quiet yet accessible commercial courtyard just off Mary Road in central Guildford. The property benefits from immediate proximity to the town's vibrant High Street and mainline railway station which provides direct links to London Waterloo.

The location also offers swift access to the A3 and M25.

Description

The property comprises a high quality ground floor office suite part of an attractive and modern business courtyard. The suite provides a generous open plan floor allowing for a flexible layout to suit a variety of business operations. The space features bright naturally lit space, suspended ceilings with integrated modern lighting, perimeter trunking and modern flooring. The unit is fully self-sufficient, benefitting from its own kitchenette and WC facilities. Offered on an all inclusive basis with flexible license agreements, this property presents an excellent opportunity for businesses seeking a professional presence in central Guildford.

Accommodation

Name	sq ft	sq m	Availability
Ground	651	60.48	Available
Total	651	60.48	

Terms

Flexible License Terms

EPC

C (73)

Rent

£16,275 per annum / £25.00psqft

Rates & Charges

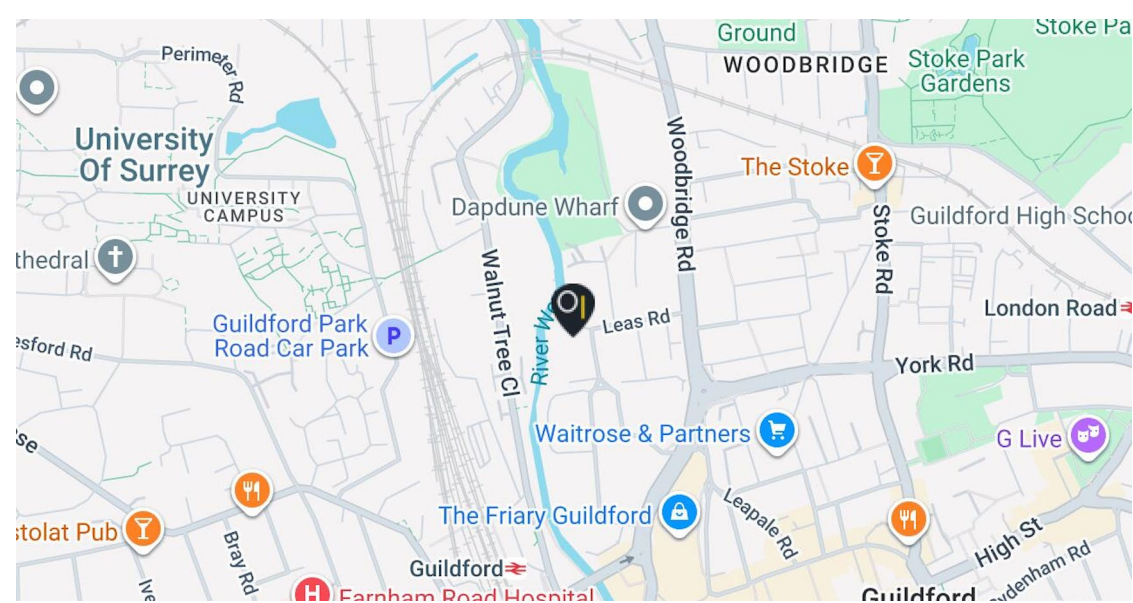
Eligible for full business rates relief.

Service Charge - £10.00psqft

Utilities - £5.00psqft

Legal costs

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



Contact

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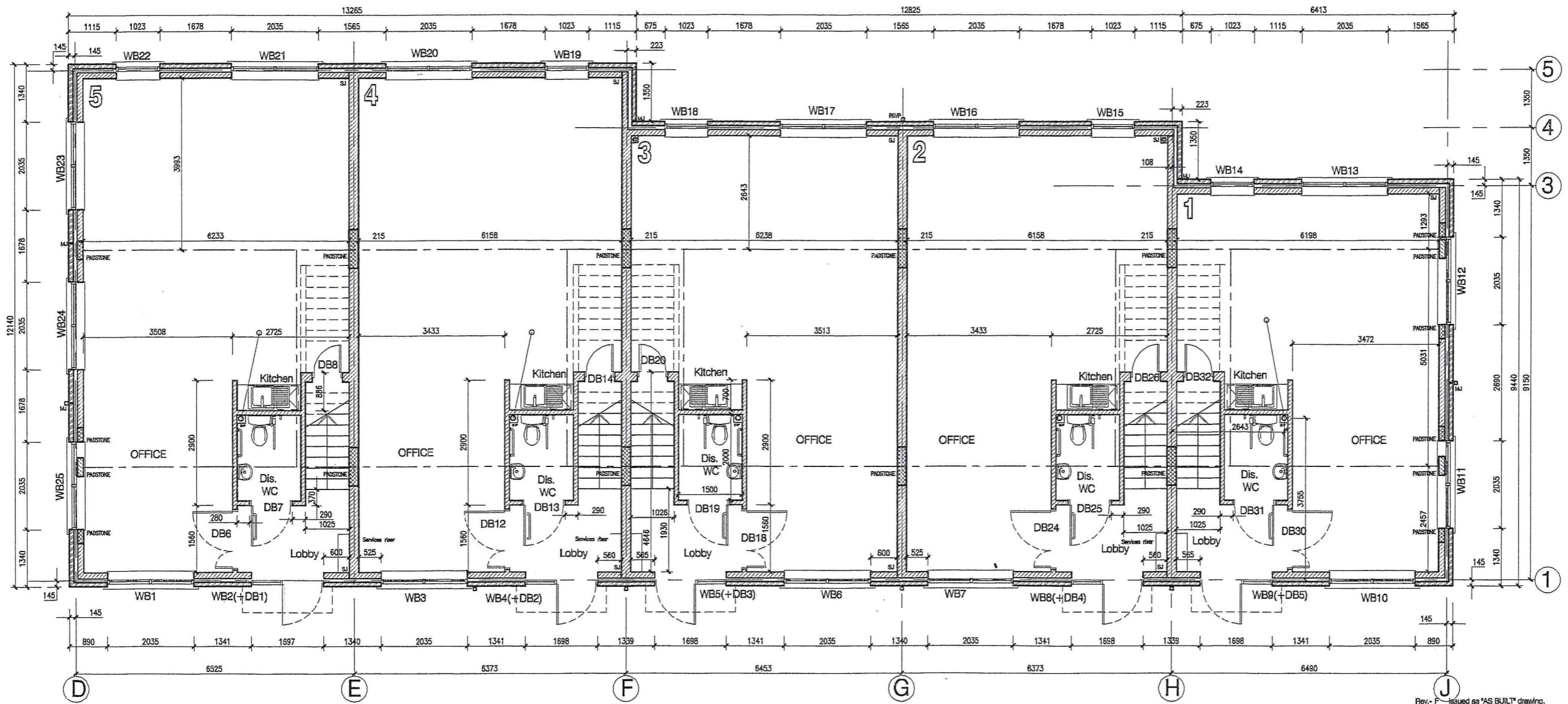
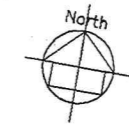
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NOTES:
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 This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.
 Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.
 All dimensions are in millimetres unless noted otherwise.
 Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by fixed dimension.



02.02 F

Ground Floor Plan

Rev - F	Issued as "AS BUILT" drawing.	SF	15/02/01
Rev - E	ISSUED FOR CONSTRUCTION.	SF	22-06-00
	S.I. I.M.I & paststone positions added.		
	Dis. WCs layouts handed. Dims added.		
Rev - C	Under stair support wall moved.	SF	06-06-00
Rev - B	Under stair support wall revised to 215 thk	SF	25-04-00
Rev - A	Staircase width reduced by 75mm	SF	05-04-00
Revisors		By /Checked /Date	

AS BUILT



B³	CLIENT	WILDBROOK PROPERTIES LTD
	PROJECT	Proposed Office Development Mary Road Guildford Surrey
	TITLE	Ground Floor Plan Units 1-5
BURGESS	DATE	28.02.00
	PROJECT NO.	60592
	SCALE	1:50
		02.02 F