Owen Isherwood
CHARTERED SURVEYORS

The Annex, Pannell House, Guildford, GU1 4HN

TO LET | 560 SQ FT (52.03 SQ M)

Small town centre office, suitable for a variety of uses.

- High quality Grade A Offices
- Open Plan Layout
- Air Conditioning
- Raised Floors
- Impressive Reception
- High Quality Common Parts
- Shower Facilities & Cycle Racks
- Courtyard Area

Location

Guildford, the county seat of Surrey, is located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25.
Pannell House is located in a prominent position just 2 minute walk from Guildford mainline station in the heart of the town centre.
Guildford's excellent range of shops, bars and restaurants are all immediately at hand.

Description

The available accommodation comprises the annex building to the rear of the main building and benefits from an exceptional floor to ceiling height and excellent natural light. It currently provides open plan accommodation and the space could work for a variety of uses including office, studio, training centre, medical use, beauty use or similar.

Accommodation

Name	sq ft	sq m	Availability
Ground - Annex	560	52.03	Available
Total	**560**	**52.03**	

Rent

£15,000 per annum exclusive of business rates, service charge and all other outgoings. Rent and Service Charge are subject to VAT.

EPC

B (29)

Terms

The space is available on a new effective full repairing and insuring lease for a term to be agreed.

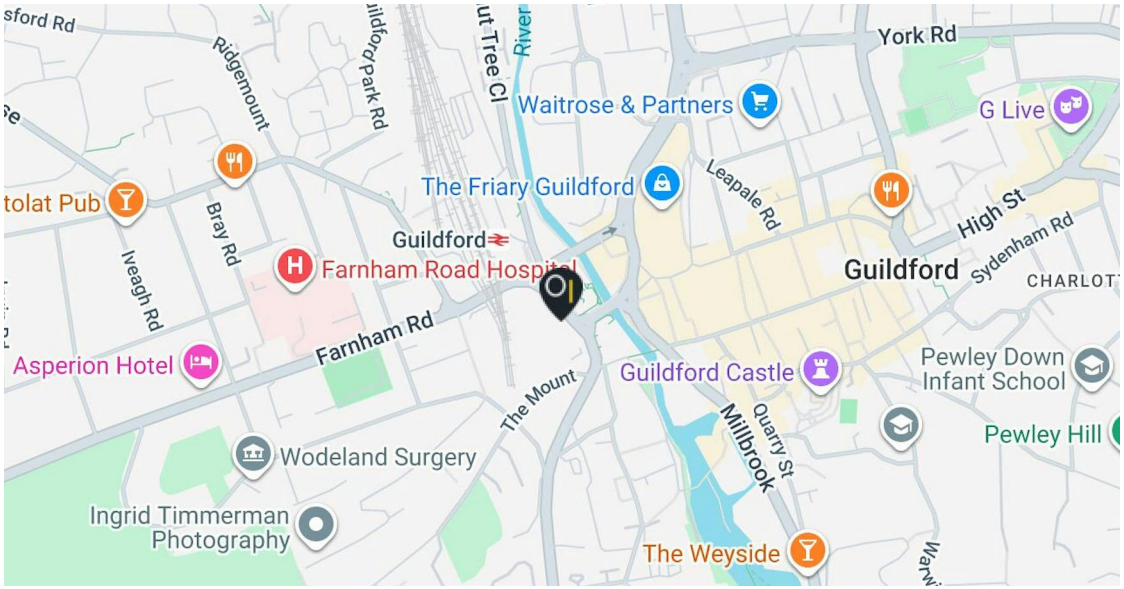
Rates & Charges

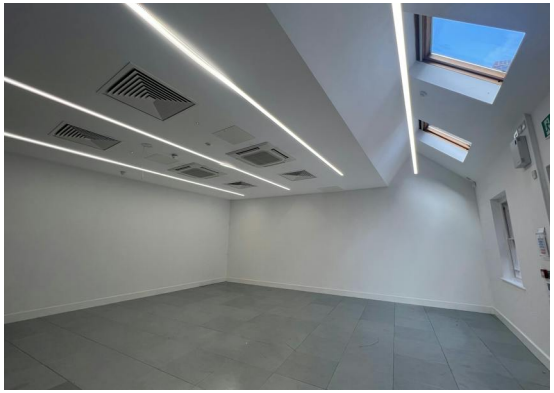
The Annex needs to be reassessed for Business Rates. It is highly likely that some level of rates relief will be available.

The Service Charge is currently running at approx. £11.96/ sq ft

Legal costs

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





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