



Versatile office suite in the heart of Guildford town centre.

- Prime central Guildford location.
- Flexible layout.
- Excellent natural lighting.
- Ample storage space.
- Kitchen facilities.
- Within walking distance to mainline train station.
- Easy access to A3.





Location

The property occupies a prime, prominent position in the heart of Guildford town centre, providing easy access to all major retail, dining and banking facilities. Guildford's mainline station is just a short walk away, offering direct services to London Waterloo in approximately 35 minutes. The A3 is also conveniently close by, providing easy road access.

Description

This office suite provides a functional mix of open-plan workspace and private glazed offices within a character building. The space features carpeted floors throughout, modern LED lighting and strategically placed power points to suit a variety of business needs. Additional amenities include ample built-in storage, a kitchenette, high ceilings and large windows that provide good natural light throughout.

Accommodation

Name	sq ft	sq m	Availability
Building	1,673.31	155.46	Available
Total	1,673.31	155.46	

Rent

£37,000 per annum

Price

£425,000

Rates & Charges

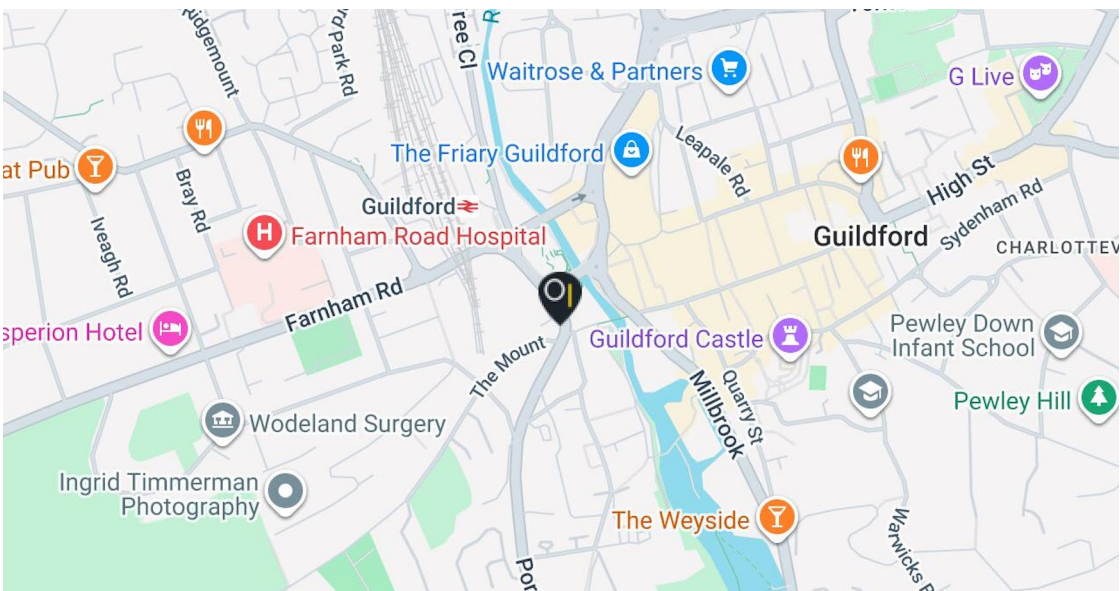
Rateable value: £29,000
Rates payable: £12,528 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

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



Contact

Charlie Williams
T: 01483 300 176
M: 07456 899972
E: charlie@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