



Owen
Isherwood
CHARTERED SURVEYORS

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

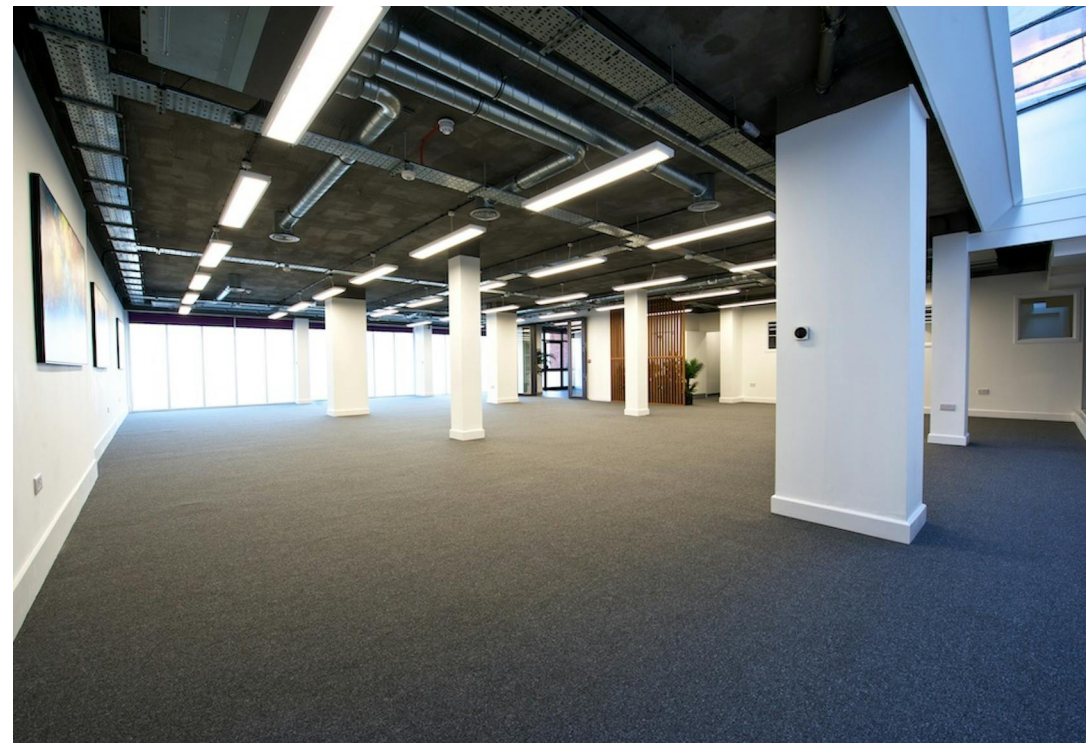
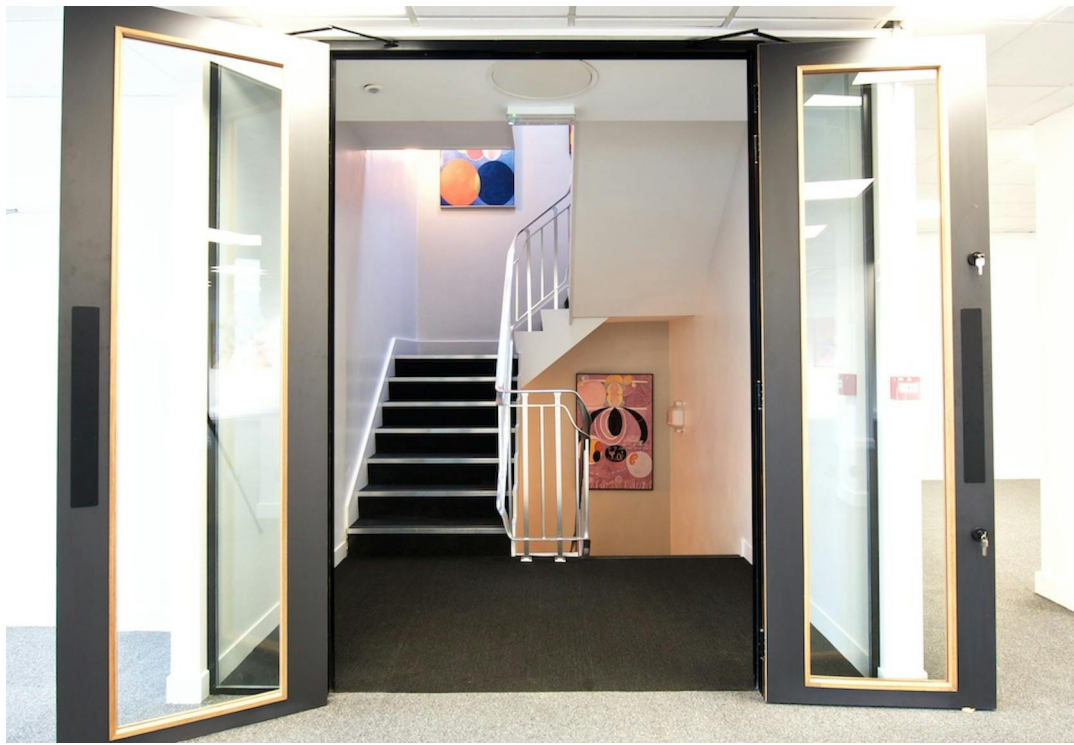
TO LET | 2,438 TO 5,109 SQ FT (226.50 TO 474.64 SQ M)

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 beautifully refurbished building has undergone a complete transformation over the past year, now boasting a stunning designer-inspired reception area with stylish seating and inviting common spaces with the help of interior designer. Sadie Pizzey. Floor-to-ceiling entrance doors lead to bright, modern offices, creating a sleek and professional atmosphere.

The renovation includes new air-conditioning, electrical wiring, upgraded and enhanced natural lighting ensuring a comfortable and efficient workspace. The building is future-proofed with an Energy Performance rating of B. First House features double glazing and is 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 well-appointed WC facilities by Guildford-specialists, Baden Bathrooms. Ample parking is available at the rear for 8 vehicles with more available on request.

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	

Rent

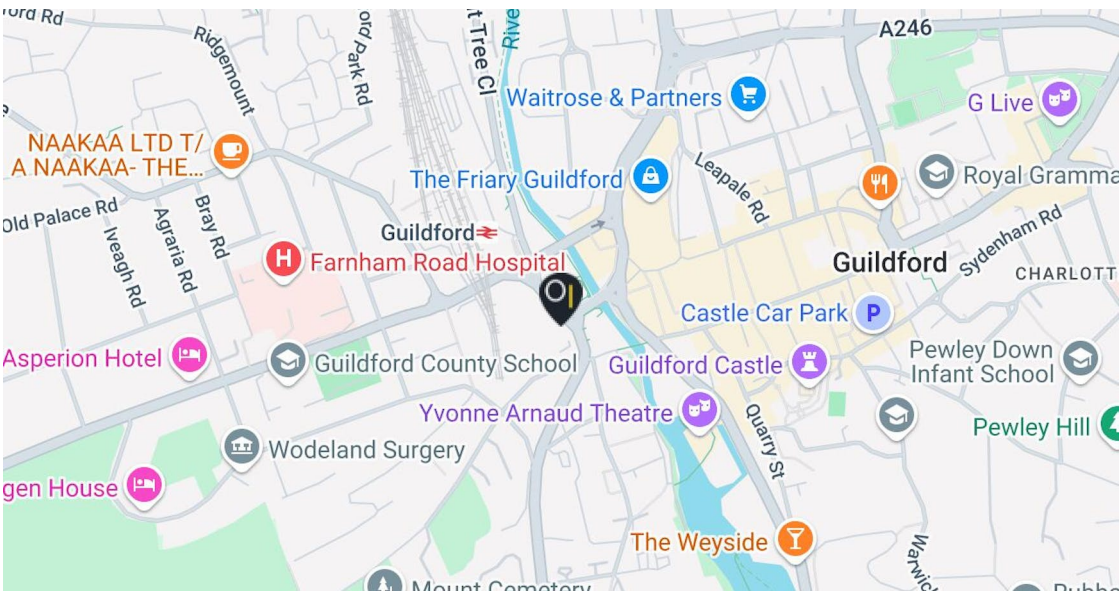
£25 per sq ft

Rates & Charges

Rateable value: £90,000
Rates payable: £9.62 per sq ft

Legal costs

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



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Peter da Silva
T: 01483 300176
M: 07768 146953
E: pds@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