





Location

This office suite benefits from a prominent position in Guildford town centre. The property is just a 10-minute walk from Guildford mainline station, offering frequent services to London Waterloo in around 35 minutes. North Street is one of Guildford's key commercial areas, with a wide range of shops, restaurants, and amenities on the doorstep. The A3 is easily accessible, providing direct links to London (30 miles) and the M25 (10 miles). Several public car parks are also within a few minutes' walk.

Description

A high-quality third-floor office space in the heart of Guildford, recently refurbished to a modern standard. The suite benefits from excellent natural light, air conditioning, and LED lighting throughout. Ideally located with easy access to local amenities and Guildford station, this is a prime opportunity for businesses seeking a professional and well-connected workspace.

3 Parking spaces in a nearby car park are included within the lease.

Accommodation

Name	sq ft	sq m	Availability
3rd	2,176	202.16	Available
Total	2,176	202.16	

Terms

New Lease

Rent

£70,000 per annum

Rates & Charges

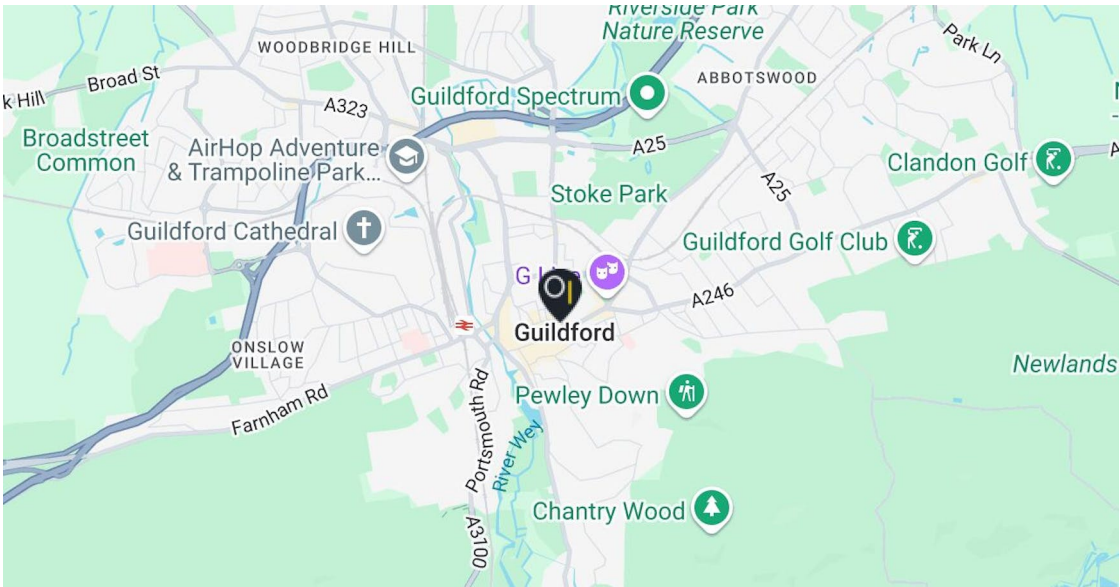
Rateable value: £47,500
Rates payable: £23,702.50 per annum

EPC

B (46)

Legal costs

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



Contact

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