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3

Owen Isherwood
CHARTERED SURVEYORS

3, Faraday Road, Off Woodbridge Road, Guildford, GU1 1EA

FOR SALE | 877 TO 1,761 SQ FT (81.48 TO 163.60 SQ M)

Office Investment

Office Investment for sale with vacant possession on the ground floor

- Perimeter trunking
- Concrete flooring
- LED lighting
- Air conditioning and heating
- 3 allocated parking spaces
- Modern office development
- First floor shower room



Location

3 Faraday Road is located walking distance from Guildford town centre. The property benefits from excellent access to the A3, providing direct links to London and the South Coast, along with convenient access to local amenities and public transport connections.

Description

Freehold office building with vacant possession of the ground floor and the first floor let on a 5-year lease. Features include perimeter trunking, concrete floors, LED lighting, air conditioning and electric heating system.

Benefits from 3 allocated parking spaces (plus additional on-site parking), ground floor WC and first floor shower room. To be recarpeted. Ideal for owner-occupiers or investors.

Accommodation

Name	sq ft	sq m	Availability
Ground	877	81.48	Available
1st	884	82.13	Occupied
Total	1,761	163.61	

Price

£560,000

EPC

C (6g)

Tenure

A new 5-year lease has been agreed with the first-floor tenant, incorporating a tenant-only break option at the end of the third year. The lease expires in July 2031 at a passing rent of £23,000 per annum.

The ground floor will be available with vacant possession.

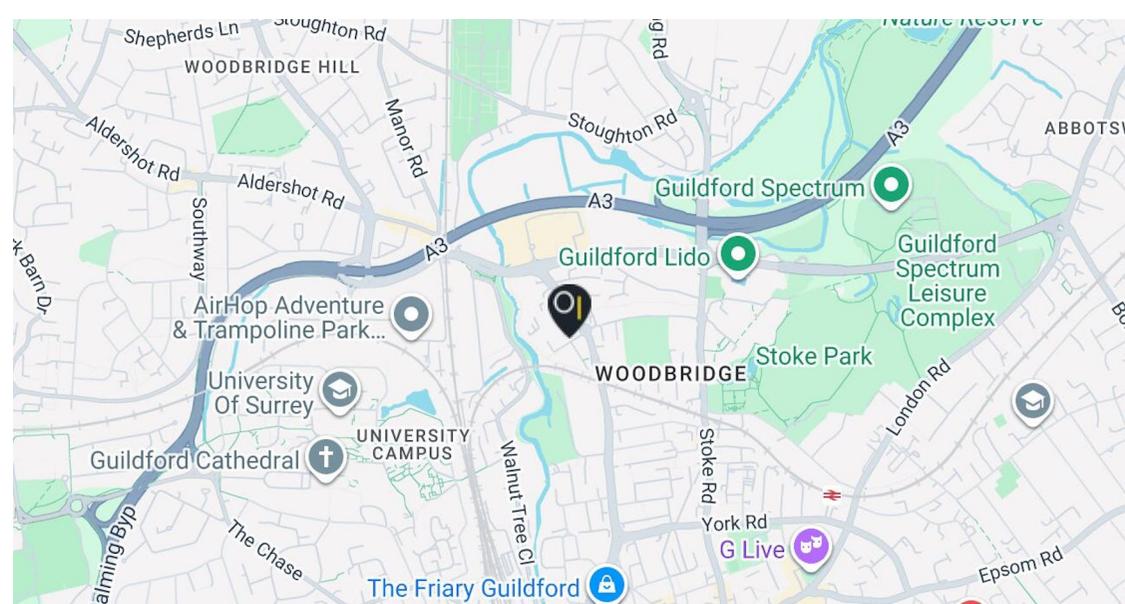
Rateable Value

Ground Flr rateable value - £20,000, rates payable - £9,980 per annum.

First Flr rateable value - £20,250, rates payable - £10,104.75 per annum.

Legal costs

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



Contact

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