



Hays House

Millmead, Guildford, GU2 4HJ

High Specification Town Centre Office Suite

1,851 sq ft
(171.96 sq m)

- Open plan office with meeting room, kitchen and break out area
- 3 allocated parking spaces
- Air conditioning
- Attractive riverside setting
- Situated at the bottom of Guildford's vibrant High Street, 5 minutes from train station
- Available immediately

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Summary

Available Size	1,851 sq ft
Rent	Rent on application
Rates Payable	£21,831.25 per annum
Rateable Value	£43,750
EPC Rating	Upon enquiry

Description

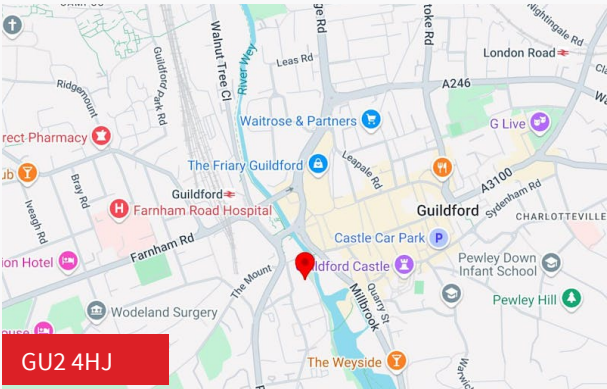
The accomodation comprises a second floor office suite benefitting from perforated metal ceiling tiles, LED lighting and air conditioning, with dual aspect windows providing excellent natural light and views across Guildford. The suite is currently undergoing extensive refurbishment. There are WCs on each floor and showers at ground and first floor level, along with secure car parking to the rear along with bicycle storage. This suite has been designed to accomodate 18 desks, a meeting room, office and kitchen area

Location

Guildford is an established retailing and leisure destination, and Hays House is within very close proximity (0.1 miles) to the cobbled pedestrianised High Street with its host of first-class retail and leisure amenities. Occupying a prime position within Guildford town centre, Hays House is situated within a 5 minute walk of the railway station and bus terminal (0.3 and 0.2 miles respectively), providing excellent rail links to central London in just over 30 minutes, as well as regular services to the wider region.

Terms

A new lease is available directly from the landlord, for a term to be agreed. Rent is exclusive of VAT, business rates and service charge and utilities.



Viewing & Further Information

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