

TO BE REFURBISHED

Ground Floor 39 Guildford Road

Lightwater, GU18 5SA

Ground floor office suite

656 sq ft

(60.94 sq m)

- 3 car parking spaces within a secure gated car park
- Excellent natural light
- Many amenities within walking distance
- To be redecorated with LED lighting fitted
- Kitchenette within the unit

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Summary

Available Size	656 sq ft
Rent	£14,432 per annum
Rateable Value	£8,500 This office suite should qualify for zero rates
Service Charge	On application
EPC Rating	C (52)

Description

39 Guildford Road is a well maintained property providing a mix of retail and office accommodation across three floors.

The available office is situated on the ground floor and currently provides three separate offices/meeting rooms. The office benefits from having excellent natural light and will have LED lighting fitted throughout. It further benefits from having its own private kitchenette within the office, an intruder alarm system and 3 allocated parking spaces within the secure car park on site. There is further street parking in very close proximity.

Location

The property is situated in a prominent position in the centre of Lightwater, with many shops and amenities on the doorstep. Junction 3 of the M3 motorway is approximately half a mile drive to the north and the exit through the village to the south links directly to the A322 towards Guildford which is approximately 11 miles.

Terms

The office is available by way of a new full repairing and insuring lease for a term to be agreed.

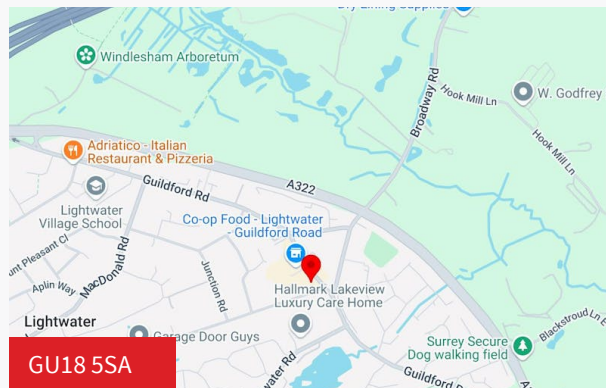
Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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