



First Floor office premises in a prominent Burpham location.

- Competitive asking rent.
- Ample parking in the surrounding area.
- Busy location within of Burpham.
- Various retail units nearby.
- Large supermarket situated opposite.
- Bus connections to the centre of Guildford and Woking.
- Unit separated into a main and side office.
- Self-contained with kitchenette and WC.



Location

Burpham is a small area just outside central Guildford, situated along a key route connecting the town to the A3 towards London. Guildford itself is centrally located within Surrey, with strong rail links to London, Portsmouth, and Gatwick Airport. Local buses also connect the area to Guildford, Woking, Merrow Park, and Kingston.

Nearby occupiers include a supermarket, takeaways, corner shops, sports shops, and various independent businesses.

Description

A first-floor office premises situated above an active retail unit/terrace. Entrance to the unit is at the rear, having a shared entrance with the apartment above. Internally the office premises are separated into three, with a kitchenette unit/corridor upon entry. A large, open office space which windows facing out on to the High Street is the main space, with a side corridor on to the left providing entrance for a WC and another side office.

The unit lends itself to a multitude of uses including beauty, counselling, office premises, workshop or other uses.

Terms

New Lease

Rent

£900 per month

Rates & Charges

Rateable value: £8,200

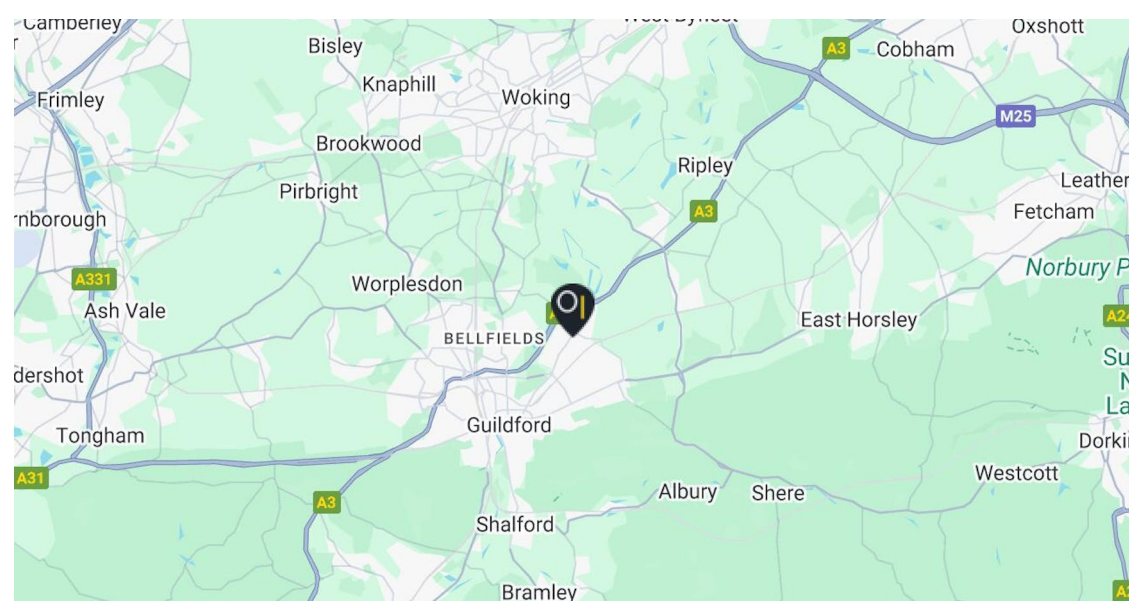
Rates payable: £7.61 per sq ft

EPC

D (g6)

Legal costs

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



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