



Owen  
Isherwood  
CHARTERED SURVEYORS

1st & 2nd Floor 7-11 Bridge Street, Guildford Surrey, GU1 4RY

**TO LET | 4,840 SQ FT (449.65 SQ M)**



## Location

The property is located in Guildford Town Centre on Bridge Street, the main one way system, with access to Guildford Mainline Station and retail offering. There is a pay & display car park in Bedford Road to the rear with c 70 spaces.

## Description

The accommodation is above Tesco with a separate entrance on Bridge Street in a three storey building.

The first floor is laid out as demountable partitioned offices, with toilets and a lift that serves the basement. The basement has rear access from Frys Passage. In addition, the second floor provides further office space via stairs from the 1st floor.

## Accommodation

Name	sq ft	sq m	Availability
1st	3,016	280.20	Available
2nd	521	48.40	Available
Basement - Storage	1,303	121.05	Available
Total	4,840	449.65	

## Terms

New Lease

## Rent

£55,000 per annum + VAT

## Rates & Charges

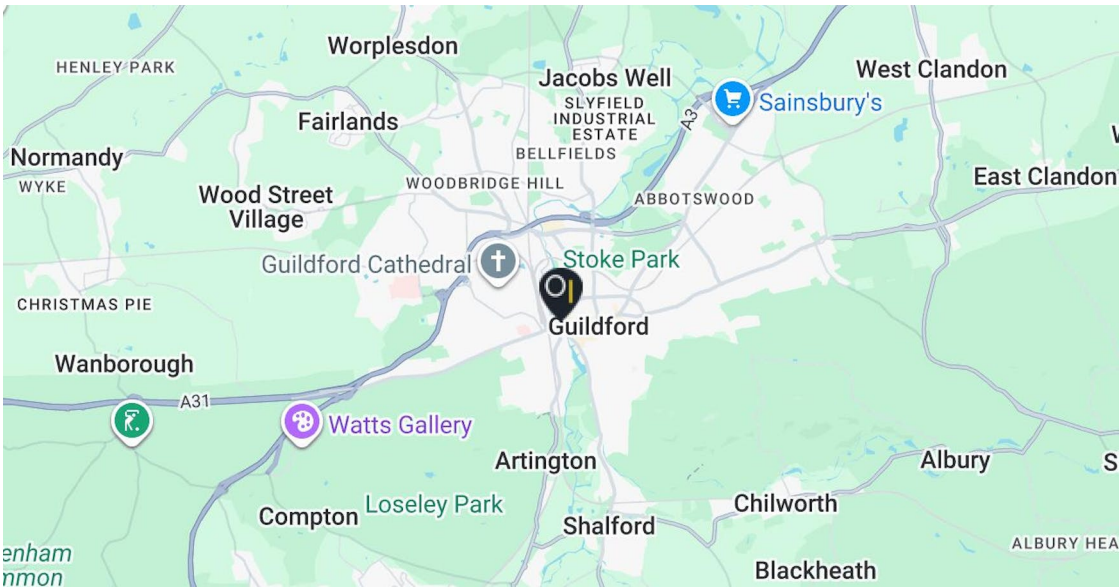
Rateable value: £56,000  
Rates payable: £30,800 per annum

## EPC

The property has 3 valid EPCs, expiring November 2032:  
Basement - B 41  
First Floor - B 35  
Second Floor- B 34

## Current Use

The current planning use is Class D1, the premises would be suitable for educational, gym, offices or medical uses.



## Contact

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