



Office To Let, Guildford

- First Floor Office Space
- Furnished Open Plan Office With 2 Meeting Rooms/Offices
- Excellent Access to A3
- Parking For 2 Cars
- Flexible Terms Available
- Kitchenette
- Security Alarm



Location

Howard Buildings comprises of a two-storey purpose-built office building in Burpham with views over the Sutherland Memorial Park. The property provides very close access to the A3 and hence the M25 and entire motorway network and is also close to a number of amenities including Sainsbury's , Aldi, and Starbucks.

Description

The first floor suite comprises an open plan office, two further offices/meeting rooms and a kitchenette. The offices are currently furnished and the furniture is available with the space. There is no lift to the first floor.

Accommodation

Name	sq ft	sq m	Availability
1st	550	51.10	Available
Total	550	51.10	

Terms

New Lease

Rent

The accommodation is available at £16,500 per annum (£1375 per month) on an inclusive basis which includes rent and the service charge which covers: Electricity, Heating, Building Insurance, Cleaning of Offices, Water, 2 Parking Spaces, Door Porter Entry System, Intruder Alarm & Fire Alarm

Terms

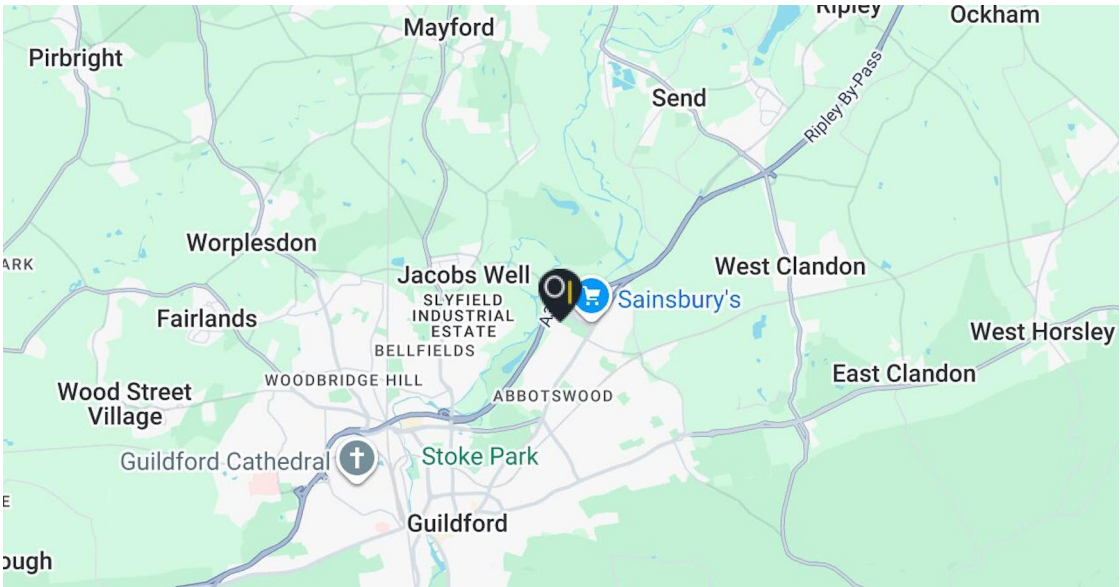
The accommodation is available on a new lease for a term to be agreed. The lease will be granted outside the provisions of the Landlord & Tenant Act 1954 relating to compensation and security of tenure.

Business Rates & Telephone/Internet Charges

Business Rates, and Telephone/Internet charges are the tenant's responsibility. Small Business Rates Relief may be available.

Legal costs

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



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