



Owen
Isherwood
CHARTERED SURVEYORS

St. Thomas Court, 39 Epsom Road, Guildford, GU1 3LA

TO LET | 964.66 SQ FT (89.62 SQ M)

AP59 DJJ

Location

The subject property is located on Epsom Road at the top of Guildford High Street, only a short walk away from the High Street, London Road Train Station and multiple public car parks. The property sits almost adjacent/to the rear to the parade of retail units on Epsom Road/London Road and is close by to occupiers such as Malonchos, Nuros, Rum Wong and G-Live.

Description

The unit presents in good condition, split over two stories with a meeting room, WC and kitchenette on the Ground Floor and First open plan space. There is also a pair of Ground Floor garages, accessed from the rear (including x1 EV charging point) along with additional parking for 2-4 vehicles to the front. The unit falls under Class "E" use and is suitable for a variety of occupiers including office, leisure and medical users.

Accommodation

Name	sq ft	sq m	Availability
Ground	146.32	13.59	Available
1st	818.38	76.03	Available
Total	964.70	89.62	

Terms

New Lease

Rent

£29,500 per annum + VAT

Rates & Charges

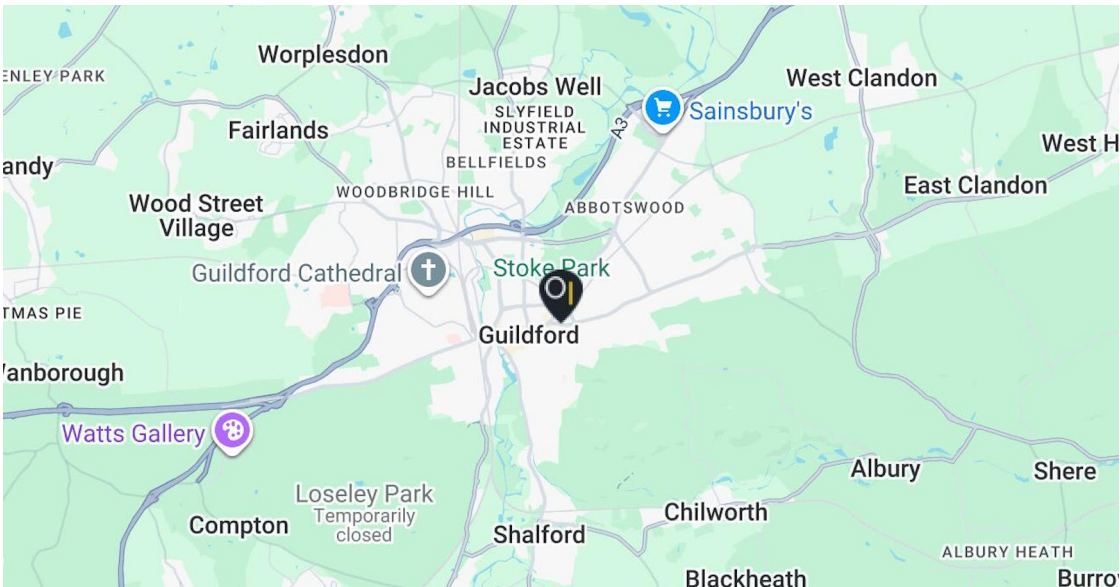
Rateable value: £20,250
Rates payable: £10,104.75 per annum

EPC

B (30)

Legal costs

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



Contact

Kieran Morgan
T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated