



Indicative only -
refurbished 3rd floor

20 Bedford Road, Guildford GU1 4SJ

TO LET

Town Centre Offices with Parking

**1,586 Sq Ft
(147 Sq M)**

DESCRIPTION

20 Bedford Road is a prominent six storey office building situated directly between Guildford station and the Friary shopping centre. The building contains floors of 1,586 sq ft each with their own WC and kitchen facilities.

The 1st floor will be available from September and has use of external space capable of parking 3 cars.

- ✓ High quality offices
- ✓ Town centre (and only 250m from the train station)
- ✓ Versatile, open plan space
- ✓ Space for parking up to 3 cars
- ✓ Air conditioning with perimeter trunking

LOCATION

20 Bedford Road is situated in the centre of Guildford, benefiting from convenient access to the prime retail and leisure amenities of the town. Guildford mainline railway station is only approximately 250m away and provides a regular link to London Waterloo. Guildford also benefits from good access to the M25 at junction 10 via the A3.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st floor	1,586	147
Total	1,586	147

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

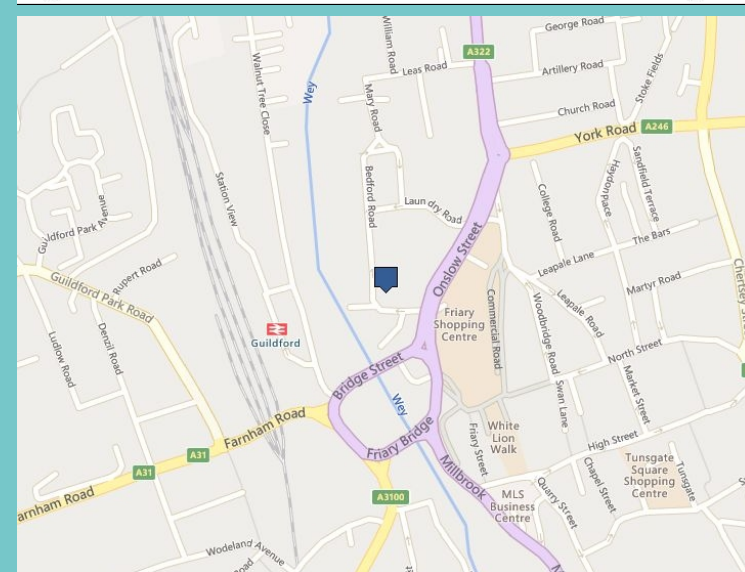
Rateable Value : £25,000

Business Rates Payable (2019/20) (based on multiplier of 49.1p in the £): £12,275 per annum

TERMS

The suite is available from September on a new effectively FRI lease for a term to be agreed.

EPC To be confirmed



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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