

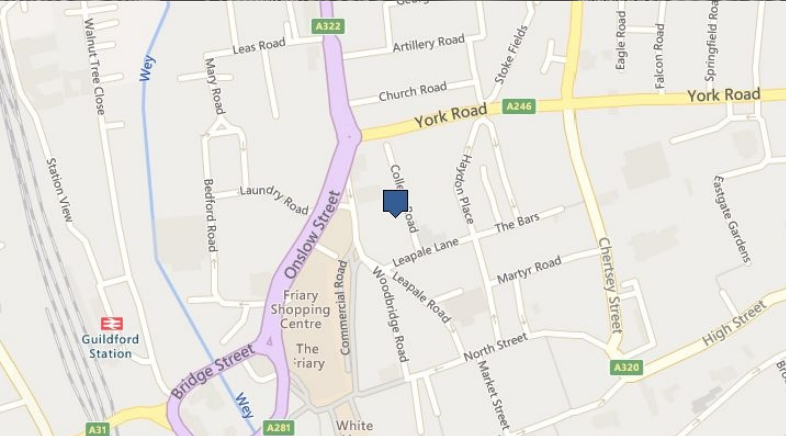


Andrews House, College Road, Guildford GU1 4QB

TO LET

Refurbished Town Centre Offices

1,755 - 5,410 Sq Ft
(163 - 503 Sq M)



LOCATION

Andrews house is well located in Guildford town centre, adjacent to Waitrose and a short walk from other amenities. Guildford main line station provides fast and frequent services to London Waterloo.

DESCRIPTION

Town centre offices, well located for amenities and station. High quality refurbished offices on first floor with 9 on site car spaces.

- ✓ **To be refurbished**
- ✓ **Convenient location in the centre of Guildford**
- ✓ **Good on site parking - 9 spaces (1:601 sq ft)**
- ✓ **New air-conditioning to be installed**
- ✓ **Under floor trunking**
- ✓ **EPC C**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First floor front	3,655	340
First floor rear	1,755	163
Total	5,410	503

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

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

lsh.co.uk

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Paul Dowson
01483 446703
pdowson@lsh.co.uk