

ATTRACTIVE INDIVIDUAL TOWN CENTRE OFFICES



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

REFURBISHED GRADE II LISTED BUILDING
ROOMS/SUITES AVAILABLE
FROM 170 SQ FT TO 636 sq. ft

4 The Mount, Guildford, Surrey GU2 4YL



- Central Location
- Close to Mainline Railway Station
- Refurbished Throughout
- Air Conditioned Throughout
- Fully Wired
- Kitchen Facilities
- Immediate Occupation at Minimal Cost

LOCATION

The Mount runs uphill off Portsmouth Road (A3100) just west of the River Wey, but close to the town centre. 4 The Mount is very close to Portsmouth Road junction with all town centre facilities and approximately 5-minute walk from Guildford mainline railway station where fast and frequent train services connect to London Waterloo with fastest journey time of approximately 35 minutes. Road communications are excellent with the main A3 Portsmouth to London trunk road connecting to the M25 and the national motorway network at Junction 10 some 6 miles to north.

DESCRIPTION

4 The Mount has recently been refurbished to a high standard and the available accommodation comprises the entire ground and second floors. The ground has the benefit of wood flooring which gives a distinctly contemporary feel within a character building. The layout is two individual rooms, which interconnect. The second-floor accommodation provides a single individual rooms.

AVAILABILITY AND RENT

2 nd floor	Room 1	170 sq. ft	£4,250 pa
Ground Floor	Rooms 2,3 & 4	436 sq ft	£11,000 pa

Consideration will be given to the letting of individual rooms.

TERMS

New effective full repairing and insuring leases to be agreed.

SERVICE CHARGE

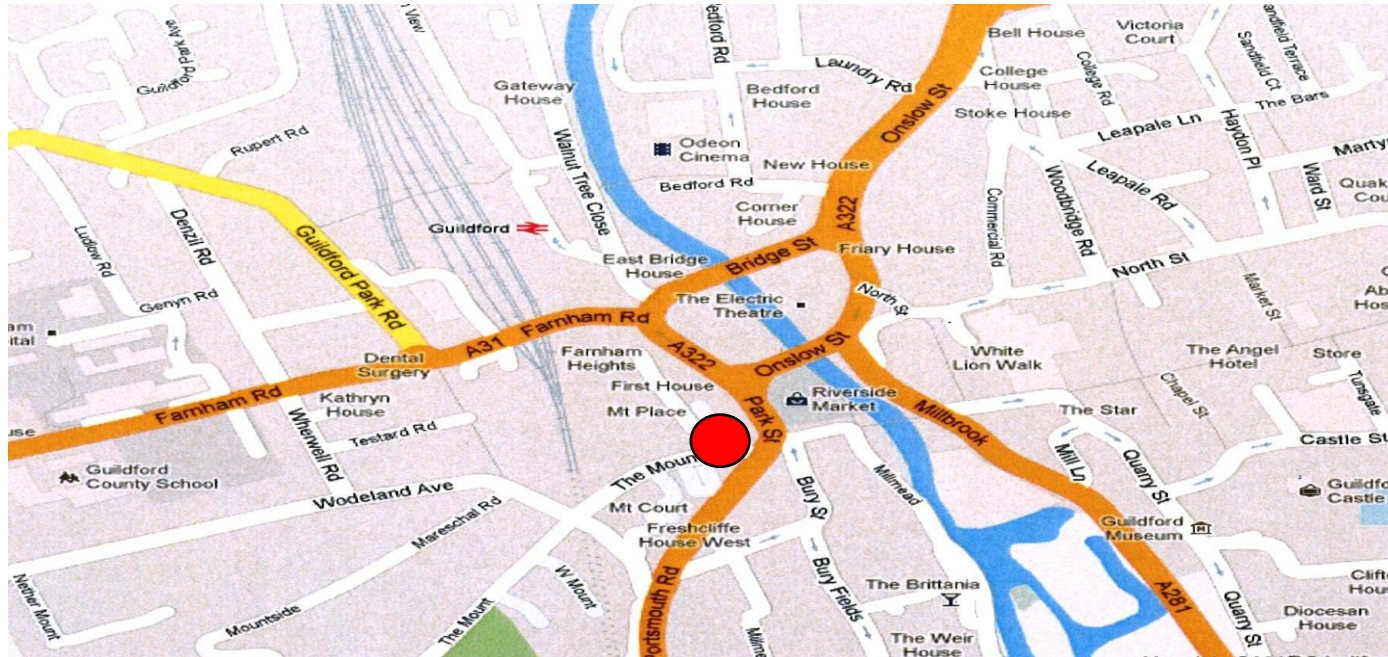
The tenant contributes to the upkeep of the building and common parts through a service charge and this currently running at approx. £5.85/ sq. ft for the current year.

RATES

The Rateable Values of the floors are such that small business rates relief is likely to be available to an ingoing tenant of an individual floor or less.

LEGAL COSTS

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



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.

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