



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

“E” CLASS TOWN CENTRE OFFICE WITH PARKING

1,198 sq. ft. (111.31 sq. m.)

**CHURCH HOUSE, 10 CHESHAM ROAD, GUILDFORD, SURREY, GU1 3LS**

## LOCATION

The subject property is located only 5 minutes walk from Guildford town centre and is formed of a self-contained "E" Class commercial unit previously occupied on a long-term basis by an office user. There is a parking forecourt included with the building with enough rooms for 2-3 cars if double parked.

## DESCRIPTION

The unit presents in very good condition with the outgoing Tenant still in occupation and due to vacate in March '24, carrying out any relevant redecoration items prior to expiry. The offices are split over ground and first floor and include WC's and kitchen facilities on the ground floor. The property is carpeted throughout, with gas fire radiators and fluorescent spot lighting.

## ACCOMMODATION

AVAILABLE	SQ M	SQ FT
Ground Floor	73.83	795
First Floor	37.48	403
Total	111.31	1,198

## TERMS

Available on a new Lease from March 2024 with terms to be agreed.

## RENT

£27,500 p.a.

## RATES

Rateable Value: £14,750

Rates Payable (23/24): £7,360.25

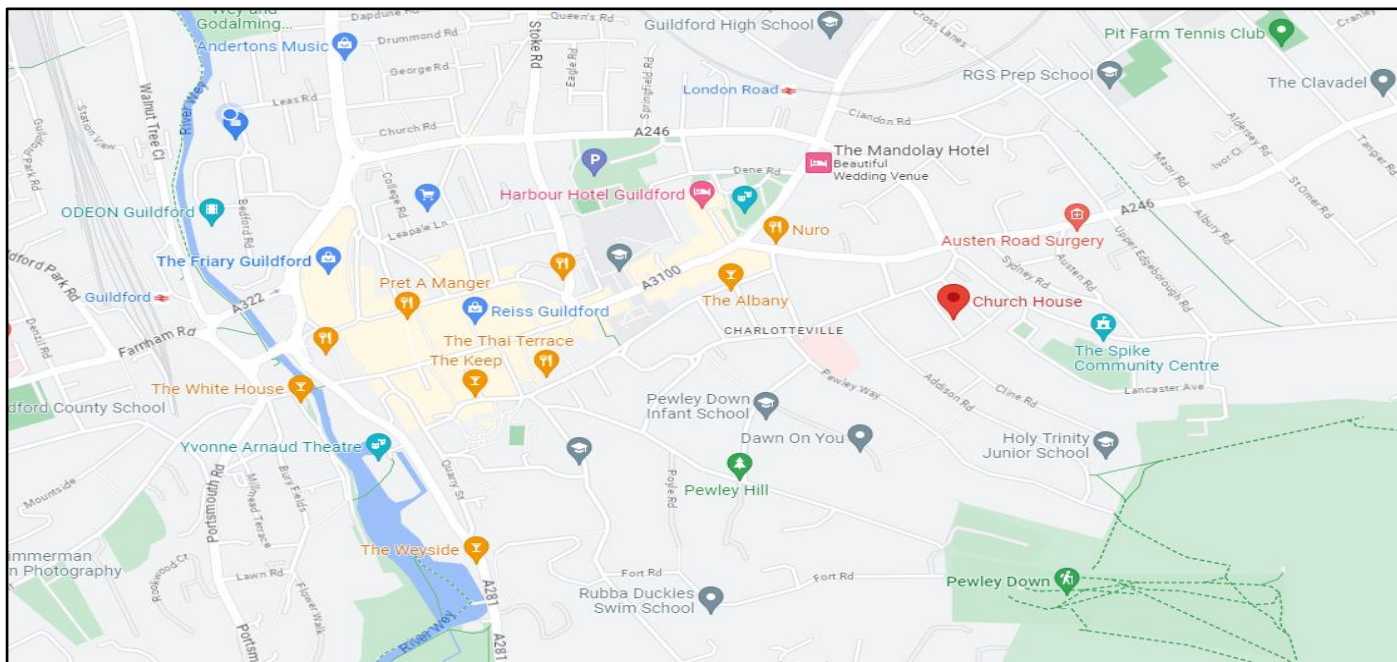
Small Business Rates Relief available for qualifying Tenants.

## EPC

C - 69

## LEGAL COSTS

Each party to bear their own legal costs



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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## CONTACT

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