

AVAILABLE EARLY 2024

First House

2023 Google

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Town Centre Offices

2,251 – 5,109 sq. ft. (209.12 – 474.63 sq. m)

First House, Park Street, Guildford, Surrey, GU1 4XB

LOCATION

One Park Street is located in a prominent town centre location a short walk from Guildford Train Station, a short walk over the River Wey to the lower High Street and the Friary Centre, the traditional shopping core for the town. Road links include the A3 London to Portsmouth trunk road 1.5 miles away..

DESCRIPTION

The building is of concrete frame construction with a flat asphalt roof and cavity brick elevations. With metal framed windows, a mixture of single & double glazed the property has hitherto been used as office accommodation. The open plan space includes mineral fibre suspended ceilings, solid carpeted floors, perimeter trunking, plastered and painted walls, a small kitchenette together with male and female WC facilities on each floor. A central staircase provides access from the ground to the 1st floor and to the upper floor which has latterly been used for meetings and storage. This convenient location also has generous car parking (12 spaces) at the rear.

ACCOMMODATION

The accommodation comprises the following net internal areas:

| AVAILABLE | SQ FT | SQ M |
|---------------------------|--------------|---------------|
| Ground Floor Offices | 2,438 | 226.49 |
| First Floor Offices | 2,251 | 209.12 |
| Second Floor Meeting Room | 420 | 39.01 |
| Total | 5,109 | 474.63 |

12 Parking Spaces to the rear.

RENT

£ 135,000 pax.

RATES

Rateable Value: £90,000

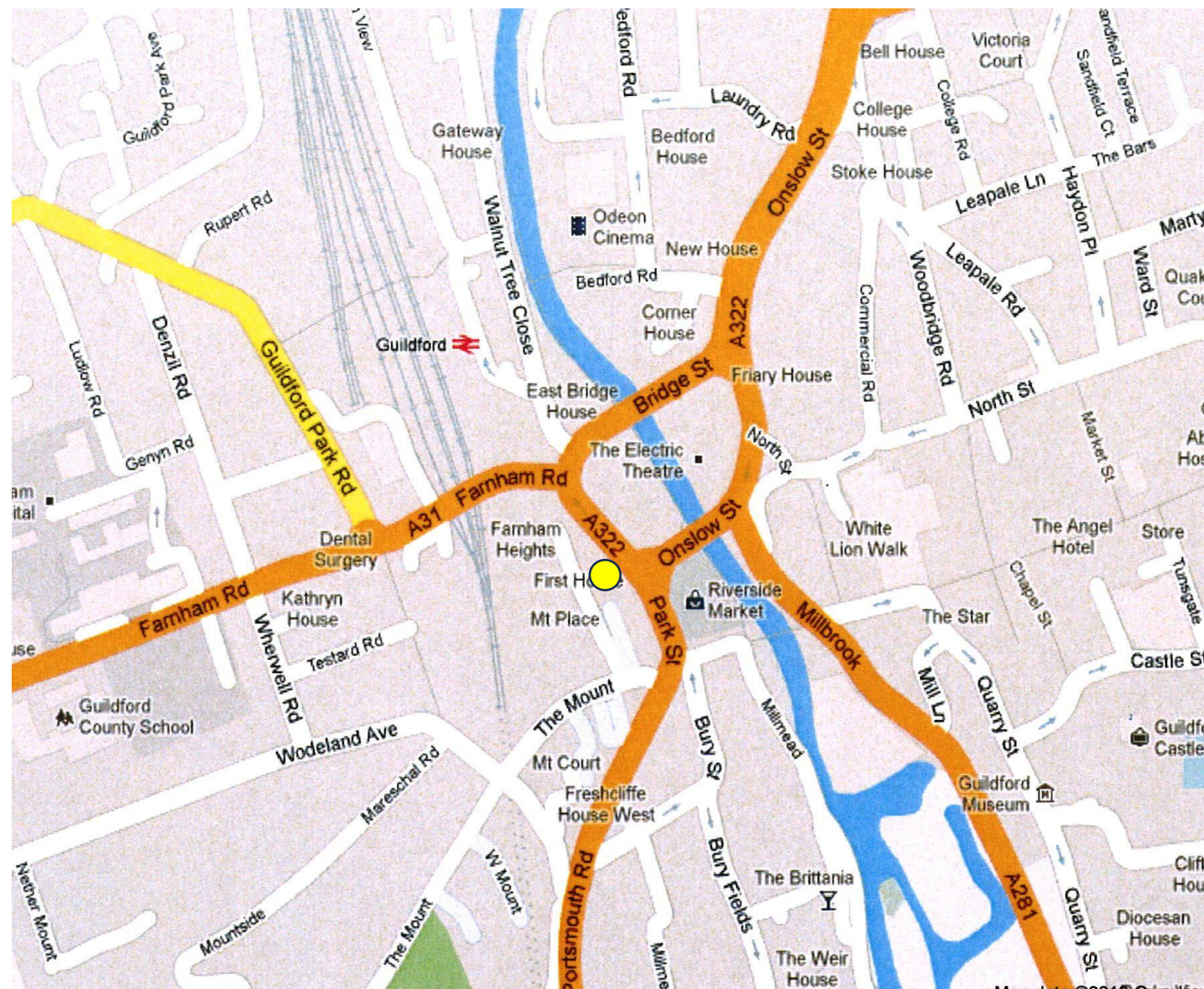
Rates Payable: £44,100 (23/24)

EPC

Currently D – 76, prior to refurbishment.

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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