


Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GOOD QUALITY TOWN CENTRE OFFICE SUITE
1,250 sq. ft (116.13 sq m)

2ND FLOOR FRONT, 84 NORTH STREET, GUILDFORD, SURREY GU1 4AU

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- High Quality Bright Offices
 - Air-Conditioning
 - Raised Access Floor
 - Ready Wired
 - Kitchenette
 - Immediate Occupation
 - Parking

LOCATION

Guildford is county town of Surrey, located approximately 30 miles Southwest of Central London and 8 miles from Junction 10 of the M25. Guildford mainline railway provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow and Gatwick airports are within 35 miles.

DESCRIPTION

The available accommodation comprises a bright good quality fitted suite on the second floor of the building. The suite has lift access, is fully fitted, air conditioned and is arranged mainly in open plan with one partitioned meeting room. There is a tea point in situ and the suite is ready for immediate occupation.

FLOOR AREAS

Second Floor	1250 sq. ft	116.13 sq. m
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RENT

£40,000 per annum

LEASE

A new lease is available direct from the landlord for a term by arrangement.

BUSINESS RATES

Rateable Value: £26,000

Rates Payable: £13,000 per annum approx. (year April 2023/2024)

SERVICE CHARGE

The service charge is currently running at £15,065 (£12 per sq. ft approx.) for the current year ending March 2024.

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.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Peter da Silva
T: 01483 300 176
M: 07905 146 953
E: pds@owenisherwood.com