



NEPTUNE

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Good Quality Self Contained Town Centre Offices
2,928 sq. ft (272.01 sq. m)

171 High Street, Guildford, Surrey GU1 3AJ



- High Quality Self-Contained Offices
- Air-Conditioning
- Perimeter Trunking
- Ready Wired
- Kitchen / Break Out Area
- Shower Facilities
- 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 self-contained good quality upper parts arranged on first and second floors of the building. The offices have their own front door, private lift access and are air conditioned.

ACCOMMODATION

The first-floor offices are arranged in open plan and have a kitchen/tea point on the floor whilst the second floor is currently divided to provide two large meeting rooms, informal collaborate space and a spacious kitchen.

	Sq. ft	Sq. m
1 st Floor	1,550	143.99
2 nd Floor	1,378	128.03
Total	2,928	272.02

TERMS

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

RENT

£90,000 per annum

RATES

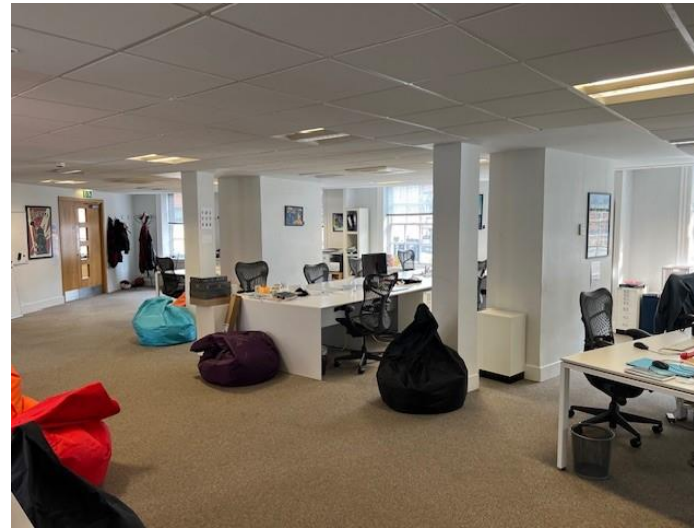
Rateable Value: £47,750

Rates Payable (23/24): £23,827 (£18.13 per sq. ft)

Small Business Rates may apply for eligible occupiers.

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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