



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Self-Contained Town Centre Class "E" Unit

341.32 Sq. ft. (31.71 sq. m)

40 Castle Street, Guildford, GU1 3UQ

## LOCATION

Forming part of Guildford's historical Castle Street at the heart of the Town, 40 Castle Street is situated next to the local High Street, enjoying the immediate shopping, restaurant and nightlife amenities available nearby. The Street is accessible by car, with Castle Street and Tunsgate car parks nearby. The town itself enjoys good bus and National Rail links.

## DESCRIPTION

Based entirely on the ground floor, the unit is perfect for ground floor office, showroom, leisure or retailing use. Separated into three rooms, with two showrooms to the front and a single room to the rear for office use, along with a WC and sink.

Benefitting from two frosted glass sash windows facing onto Castle Street and internal security. Painted throughout and with wood laminate floor.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	341.32	31.71
Total (NIA)	341.32	31.71

## ASKING RENT

£15,000 pax

Available on a new Lease with terms to be agreed.

## RATES

Rateable Value: £6,700 (Apr '23 to present)

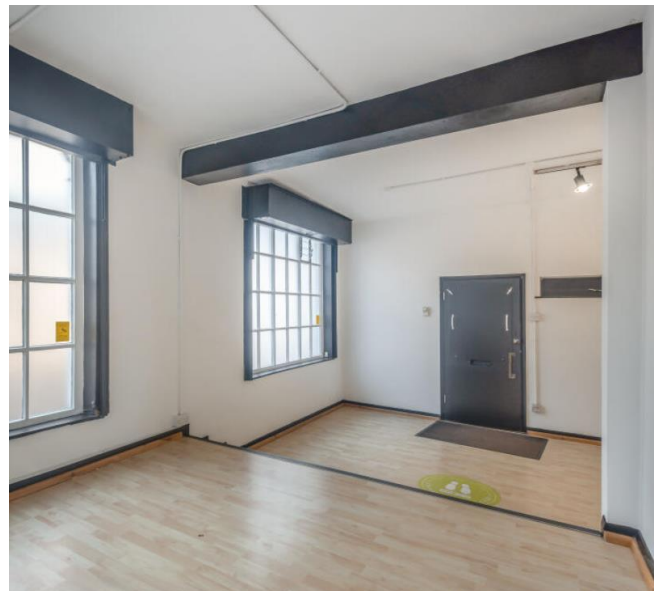
Qualifying Tenants Eligible for 100% small business rates relief.

## EPC

E- 123

## COSTS

Each party to bear their own 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.

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

## CONTACT

**Charlie Williams**  
**T: 01483 300 176**  
**M: 07456 899972**  
**E: charlie@owenisherwood.com**  
**Kieran Morgan**  
**T: 01483 300 176**  
**M: 07904377405**  
**E: kieran@owenisherwood.com**

**Internal Plans**  
**40 Castle Street, Guildford, GU1 3UQ**  
**(For illustrative purposes only – not to scale)**

