



MAVERICKS

Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

TOWN CENTRE AIR-CONDITONED OFFICE  
79 Sq. ft (7.3 Sq m)

**GROUND FLOOR OFFICE, ONE PARK STREET, GUILDFORD GU1 4XB**



- Air Conditioned Private Office
- Town Centre Location
- Close to Guildford Train Station

## LOCATION

One Park Street is located in a prominent town centre location close to Guildford's one-way system overlooking the River Wey. It is approximately 300m from Guildford Train Station, 150m from Guildford High Street and 1.5 miles from the A3 London to Portsmouth trunk road.

## DESCRIPTION

One Park Street is a two-storey building providing air-conditioned office accommodation in a prominent town centre location. The available office is located on the ground floor accessible from a shared entry foyer. It benefits from large windows overlooking the River Wey and the Guildford Gyratory, providing plenty of natural light into the office, it also benefits from air-conditioning, perimeter trunking and CAT-II fluorescent lighting.

There are shared male and female WCs within the building, and a private car park at the rear with spaces available at an additional cost.

## TERMS

To be tenanted on a 12 month renewable license.

## EPC

E - 122

## RENT

£435 per month, inclusive of all costs except telecoms.

## 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.

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