



24 North Street  
Guildford, GU1 4TA

## First floor office

1,491 sq ft  
(138.52 sq m)

- 2 allocated car spaces  
(additional spaces available by  
separate negotiation)
- Fully refurbished
- Comfort cooling
- LED lighting
- WC/shower facilities

## Summary

Available Size	1,491 sq ft
Rent	£26 per sq ft
Rates Payable	£16,342 per annum
Rateable Value	£32,750
Service Charge	N/A
EPC Rating	D (76)

## Description

The available office suite is located on the first floor of this three storey property. The ground floor has recently been let to Blacksheep Coffee House and the second floor has been let to a yoga studio.

The available accommodation is open plan with new air conditioning, smart timber flooring, LED lighting etc.

## Location

The property is located on the corner of North Street and Commercial Road in the heart of Guildford town centre. As such, tenants benefit from an assortment of stores, cafes, restaurants and amenities within short walking distance of the premises.

In terms of connectivity, both Guildford bus station and mainline railway station are within walking distance of the building. Road communications are also excellent, with Woodbridge Road close by, providing direct passage onto the A3 (London to Portsmouth Road) via Ladymead.

## Terms

The office is available by way of a new effective full repairing and insuring lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which will be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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