

24

NORTH STREET

GUILDFORD

GU1 4TA

1,491 SQ FT AVAILABLE

Fully Refurbished Town Centre Office/Class E Space  
with car parking To Let

24 North Street provides a comprehensively refurbished office/Class E space in the heart of Guildford's town centre.



The space enjoys its own dedicated entrance and provides 1,491 sq ft of refurbished office/Class E space across the first floor of the building. The building's second floor has been let to a yoga studio, whilst the ground floor retail unit is let to Black Sheep Coffee (pictured).



The space boasts a fully fitted kitchen with inbuilt microwave, dishwasher and fridge. This breakout space enjoys modern design elements and detailing.



The entire floor enjoy views directly onto North Street and Guildford's bustling town centre.

In addition to the office, the building's common parts have been refurbished in a contemporary aesthetic and boast a branded signage scheme throughout.





The entire space is bathed in natural light from almost all sides.

## SPECIFICATIONS

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### OCCUPANCY LEVELS

First Floor:  
1,491 sq ft / 138.5 sq m  
Up to 25 persons

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### MECHANICAL SERVICES

Samsung ceiling mounted  
3-pipe VRF comfort cooling  
with cassette units

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### CAR PARKING

Two off-site allocated car parking  
spaces plus additional parking  
available by separate negotiation

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### WC & SHOWER

WC - 3  
Shower - 1

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### ELECTRICAL SERVICES

High efficiency LED lighting  
system



The First Floor's WCs and shower have been fully refurbished.

A new terrazzo floor complements panels of off-white tiling which run the length of the new WC and shower walls.





## LOCATION

24 North Street 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 Guildford's Main-Line Railway Station are also within walking distance of the building. Road communications are also excellent, with Woodbridge Road close by, providing direct passage on to the A3 (London to Portsmouth Road) via Ladymead.



# SPACE PLAN FIRST FLOOR

## ACCOMMODATION SCHEDULE

SIZE 1,491 SQ FT /  
138.5 SQ M

WORK STATIONS 20

MEETING ROOM 08

KITCHEN 01

COLLABORATION 06

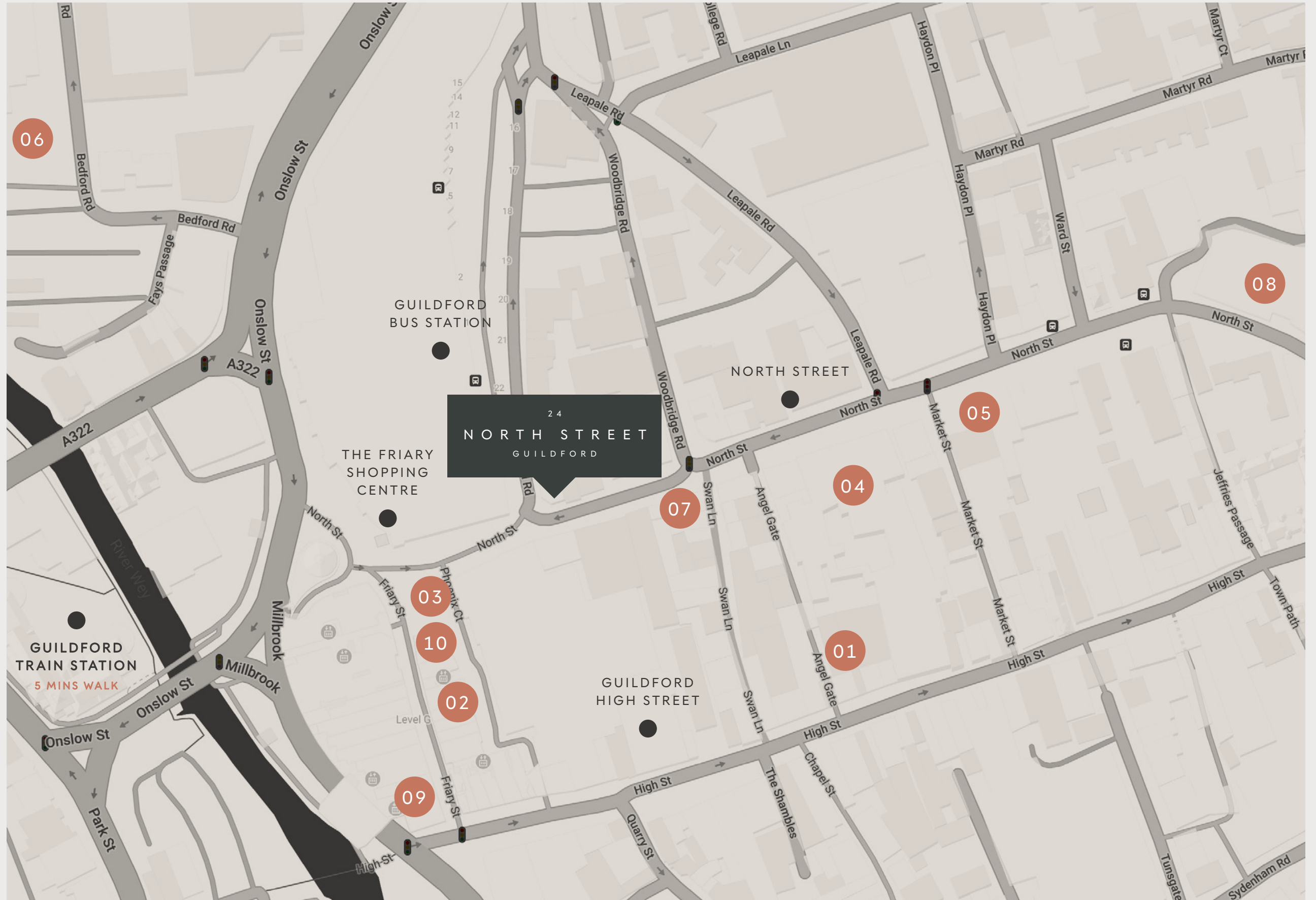
WC 03

SHOWER 01



## FULLY FITTED OPTION





- 01 BILLS
- 02 FIVE GUYS
- 03 GOURMET BURGER KITCHEN
- 04 HOUSE OF FRASER
- 05 ITSU SUSHI
- 06 ODEON CINEMA
- 07 PRET A MANGER
- 08 TURTLE BAY
- 09 WAGAMAMA
- 10 YO!

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## FURTHER INFORMATION

### Business Rates

The premises have yet to be assessed for Business Rates.

### Service Charge

As the floors are to be let individually, there will be a Service Charge to administer the Common Parts.

### VAT

The premises are registered for VAT so Rents and other outgoings will be subject to VAT.

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## AGENTS

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