



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**CLASS "E" PREMISES**  
5,048 sq. ft. ( 469 sq. m)

**UNIT 6, TRINITY GATE, 14 EPSOM ROAD, GUILDFORD, SURREY GU1 3JQ**



- A1 , A3 & B1 Uses
- Potential for a Variety of Uses (Subject to Planning)
- Town Centre Location
- Attractive Contemporary Frontage

## LOCATION

The subject property is located on the edge of what would be classed central Guildford, on the corner of Epsom Road and Jenner Road. The property forms the end unit in a parade of retailers known as "Trinity Gate" with a luxury residential development above. Guildford mainline station (0.8 miles) and London Road Guildford (0.3 miles) are both within a short walk from Trinity Gate offering regular services to London Waterloo and Portsmouth Harbour.

## DESCRIPTION

The premises comprise of a two-storey retail unit, formerly with an A3 restaurant use, but most recently trading as an A1 retail showroom (Warren Evans). There are currently two large open plan show room areas, which benefit from a large curved glass frontage over the two floors both of which have return frontage to Jenner Road. At the rear of the ground floor there are addition rooms and a rear staircase leading up to the first floor. Internally the property is carpeted throughout and benefits from a full A/C system, along with Gas and Electricity connections. B1 Office Use has recently been obtained and the property has historically traded as an A3 restaurant

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	2,691	259
First Floor	2,357	219

## RENT

Price on Application

## RATES

Rateable Value: £70,000

Rates Payable: £38,220 (24/25)

## EPC

D - 91

## 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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