

ONLY ONE ROOM NOW AVAILABLE



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

GOOD QUALITY SMALL TOWN CENTRE OFFICE  
365 sq. ft / 33.91 sq. m

Waltham House, St Mary's Terrace , Mill Lane, Guildford, Surrey GU1 3TZ



Close to Mainline Railway Station  
Newly Refurbished Throughout  
Central Heating  
Kitchen and Shower Facilities

## LOCATION

Waltham House is situated in a prominent position close to Guildford High Street and immediately opposite Debenhams Department Store. The accommodation has all the town centre facilities immediately at hand and the premises are approximately 10 minutes walk from Guildford mainline railway station where fast and frequent train services connect to London Waterloo with a fastest journey time of approximately 35 minutes. Road communications are excellent with the main A3 Portsmouth to London trunk road connecting to M25 and the national motorway network at Junction 10 some 6 miles to the north.

## DESCRIPTION

Waltham House has recently been refurbished and comprises office accommodation on lower ground, ground and two upper floors. Each floor comprises several good-sized rooms. Most of the space has now been let, but one room on the first floor remains available.

## AVAILABILITY AND RENT

| First Floor   | sq ft             | Rent (pa)      | S/C (pa)         | Total (pa)        | Per month        |
|---------------|-------------------|----------------|------------------|-------------------|------------------|
| Rooms 14 & 15 | 365 sq ft         | £12,000        | £3,226.60        | £15,226.60        | £1,268.83        |
| <b>Total</b>  | <b>365 sq. ft</b> | <b>£12,000</b> | <b>£3,226.60</b> | <b>£15,226.60</b> | <b>£1,268.83</b> |

Consideration can be given to splitting the unit to provide two smaller separate rooms.

VAT is chargeable on the rent and service charge.

## TERMS

The room is available on a new lease for terms by arrangement.

## RATES

Rates payable equate to £8.72 sq. ft per annum. Small Business Rates relief is likely to apply.

## SERVICE CHARGE

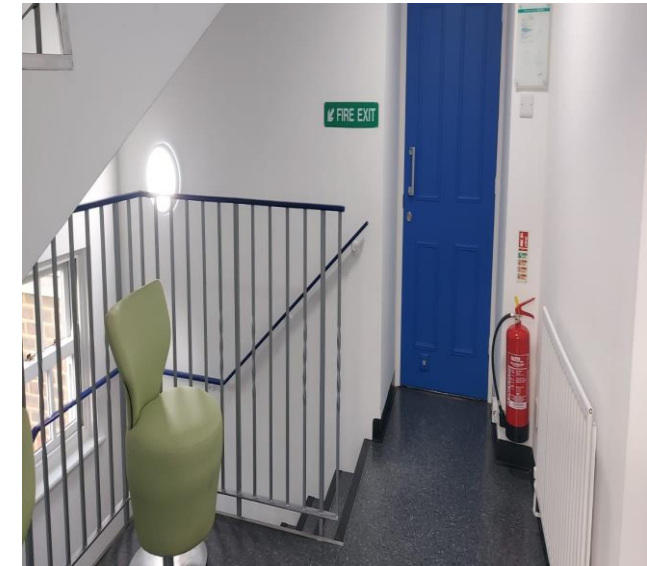
Current service charge is £8.84 sq. ft per annum which includes tenants' electricity. Tenants only additional cost will be their own IT and telephones and own office cleaning.

## EPC

E (123)

## 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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GROUND FLOOR  
WALTHAM HOUSE  
MILL LANE  
GUILDFORD GU1 3TZ



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Date: 26/2/2020  
REF: 15584  
T: 01932 567 500  
Status: Land Registry Submission  
Surveyed by: MT

**Key:**  
- Area of definite boundary  
- Area of doubt/enclosure

