




Eastgate Court

Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

FITTED OPEN PLAN OFFICES  
1,300 sq. ft (120.71 sq m)

6 Eastgate Court, Guildford, Surrey GU1 3AW

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- Self Contained Office Space
  - Newly Decorated & Carpeted
  - Largely Open Plan Layout with Meeting Room & Private Office
  - Kitchen
  - Perimeter Trunking
  - 2 Car Parking Spaces

## LOCATION

Guildford is a county town of Surrey, located approximately 30 miles southwest of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow & Gatwick airports are within 35 miles.

Eastgate court is located in the heart of the town centre with easy access to an excellent range of shops, bars and restaurants and the mainline railway station.

## ACCOMMODATION

Suite 6 comprises is a newly decorated and newly carpeted second floor office space arranged mainly in open plan but incorporating a one good sized meeting room, a further private office and a kitchen. The suite has views overlooking Guildford High Street and the benefit of 2 secure car parking spaces located in the basement car park.

2 <sup>nd</sup> Floor	1300 sq. ft	120.77 sq. m
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NB Unit 5 on 1<sup>st</sup> floor (1500 sq. ft) immediately below is also available, and thus units 5 & 6 could be taken in combination to provide a self-contained upper parts of approx. 2,800 sq. ft. Further details on request.

## TERMS

A new lease is available for a term to be agreed.

## RENT

£26,000 per annum plus VAT exclusive

## SERVICE CHARGE

Currently for year ended March 2025 £9.51 per sq. ft

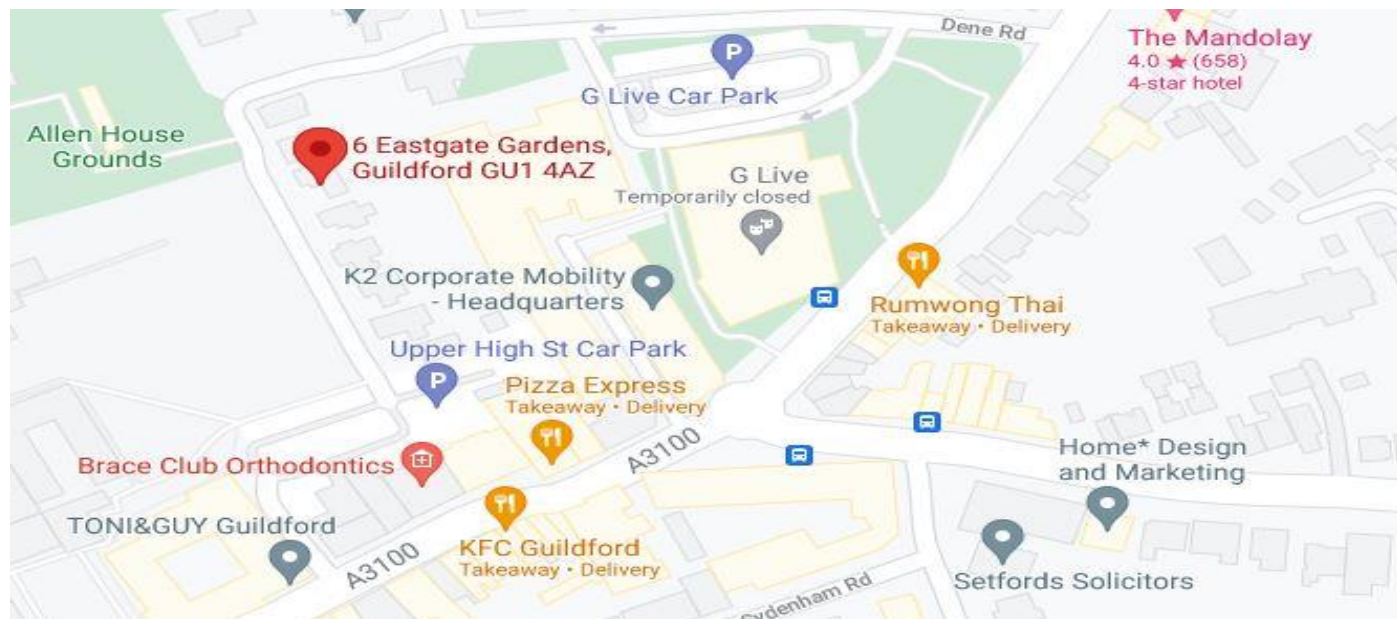
## BUSINESS RATES

Ratable Value: £23,750

Rates Payable : £9.11 per sq. ft

## 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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## CONTACT

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