



Two Shops
TO LET
204 - 815 sq ft
WADHAM & GILLMAN
01483 200172

fresh choices fresh food cafe & vintage store

173 HIGH STREET

NORTH STREET

TO LET

GOOD QUALITY FITTED TOWN CENTRE OFFICE
1,787 sq. ft (166.01 sq m)

Owen Isherwood
CHARTERED SURVEYORS

2ND FLOOR 173 HIGH STREET, GUILDFORD, SURREY GU1 3AJ



- High Quality Bright Fitted Offices
- Air-Conditioning
- Perimeter Trunking
- Ready Wired
- Kitchenette
- Immediate Occupation
- Parking

LOCATION

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

DESCRIPTION

The available accommodation comprises a bright high quality fully fitted suite on the second floor of the building. The suite has private lift access, is fully fitted, air conditioned and is arranged mainly in open plan with one partitioned meeting room. There is an attractive tea point/kitchen area, and the suite is ready for immediate occupation.

FLOOR AREAS

Second Floor	1,787 sq. ft	166.01 sq. m
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RENT

£50,000 per annum

LEASE

A new lease is available direct from the landlord for a term by arrangement.

BUSINESS RATES

Rateable Value: £21,750

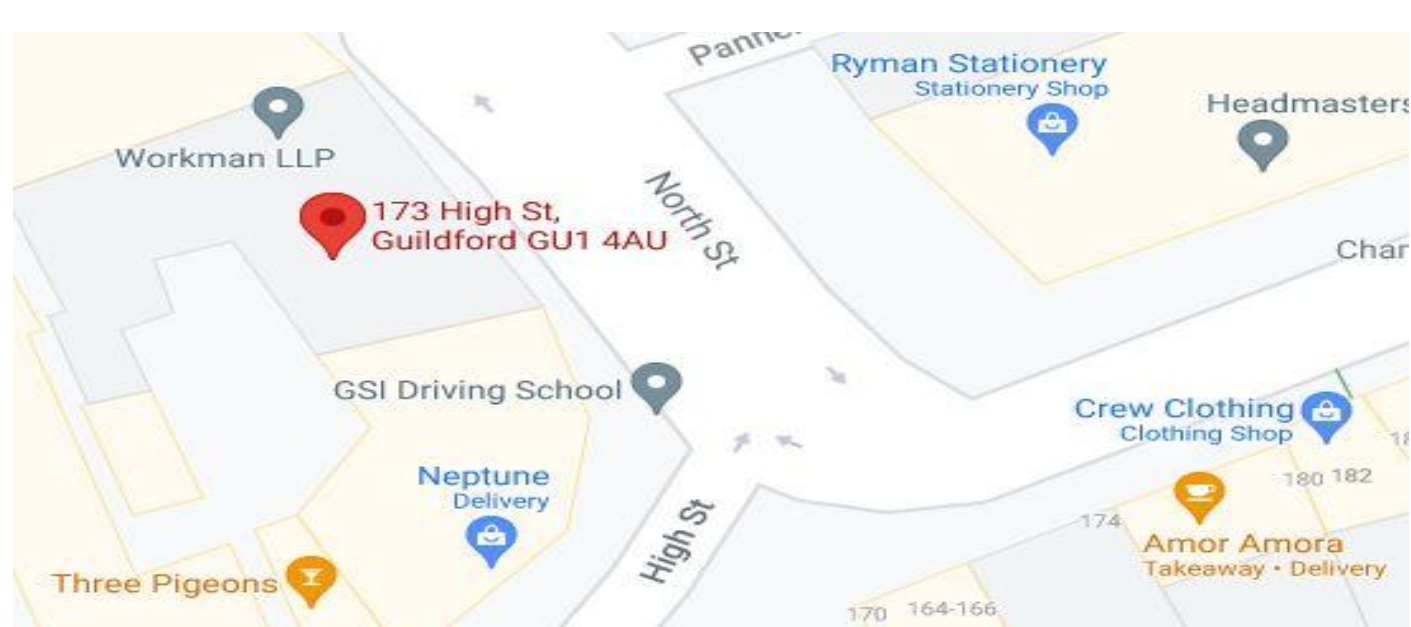
Rates Payable: £10,700 per annum (£6/sq.ft)

SERVICE CHARGE

TBA

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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