

Recently refurbished, available as a whole or floor by floor.



**Owen
Isherwood**
CHARTERED SURVEYORS

**FOR SALE/
TO LET**

Self-Contained Office Building
1,060 – 4,082 sq ft

JENNER HOUSE, 1A JENNER ROAD, GUILDFORD, SURREY GU1 3PH

- ❖ Lift
- ❖ Air-Conditioning
- ❖ Suspended Ceilings
- ❖ Fully carpeted
- ❖ Male & female WCs on each floor
- ❖ 6 secure basement car parking spaces (8 if double parked)
- ❖ Visitor/disabled car parking in front of building
- ❖ Rear paved patio area
- ❖ Disabled toilet on ground floor

LOCATION

The building is in a prominent position in the Upper High Street within walking distance of Guildford town centre and mainline station on the corner of Jenner Road and Epsom Road. London is approximately 53 kms (32 miles) from the property. The location offers excellent road communications and is within close proximity to the A3 and Junction 10 of the M25. Guildford is also ideally located for access to the national motorway network, Heathrow and Gatwick airports. London Road and Guildford mainline stations provide a regular service to London (Waterloo).

DESCRIPTION

The offices are on 3 floors in a self-contained air-conditioned building with secure basement parking. The offices can provide a mix of open plan and cellular with perimeter trunking. The ground floor office has access to an outside paved area for entertaining and relaxing. The building is DDA compliant for wheelchair access with a lift from the basement parking to all floors in the building.

ACCOMMODATION

The property offers the following accommodation and can be let as a whole or on a floor-by-floor basis:

Ground floor offices	1,060 sq ft	98.53 sq m
1 st floor offices	1,658 sq ft	154.04 sq m
2 nd floor offices	1,364 sq ft	126.71 sq m
TOTAL	4,082 sq ft	379.28 sq m

TERMS

Available on new lease terms to be agreed.

RENT & PRICE

£130,000 per annum exclusive.

We are instructed to quote a freehold price of £1,650,000 VAT will be applicable.

BUSINESS RATES

Rateable Value: £87,000

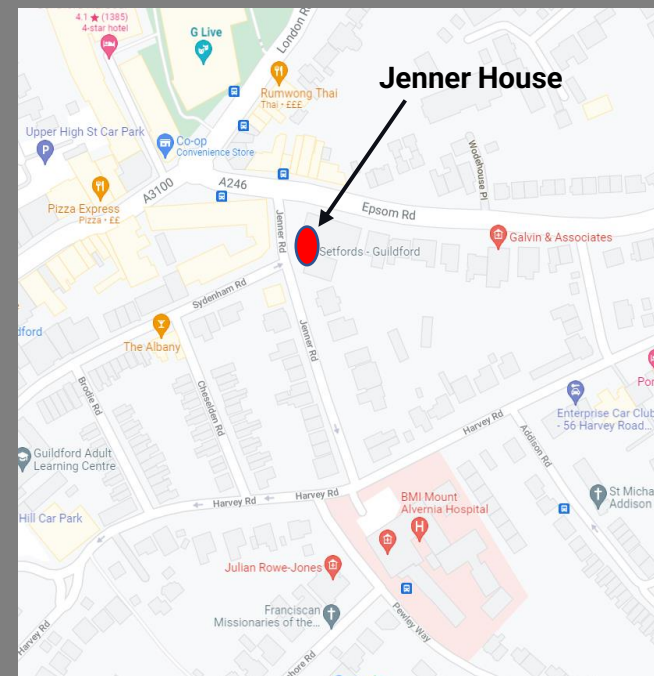
Rates Payable: £47,502

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.



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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