



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**TOWN CENTRE OFFICE SPACE**

1,051Sq. ft. ( 97.65sq. m)

127 – 131 HIGH STREET, GUILDFORD, GU1 3AA

## LOCATION

Located in the heart of Guildford, the second-floor office space is highly accessible by rail (Guildford Station via a 15-minute walk or London Road via a 13-minute walk), by bus (Guildford Bus Station is a 5-minute walk) and through a plethora of nearby parking facilities. Neighboring businesses include Lululemon, Jo Malone, the body shop, Massimo Dutti and Joules.

## DESCRIPTION

Accessible via the High Street, the office space on the 2<sup>nd</sup> floor is fully self contained with powerpoints throughout, W/C facilities, LED lighting with views down the High Street and the addition of a kitchette/bar finished to a high quality. The layout is a mixture of open plan and smaller axillary spaces with the ability to accommodate a variety of occupants.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
2 <sup>nd</sup> Floor	1,051	97.65
Total	1,051	97.65

## TERMS

New Lease Terms to be agreed.

## RENT

£19,000 Per Annum + VAT

## RATES

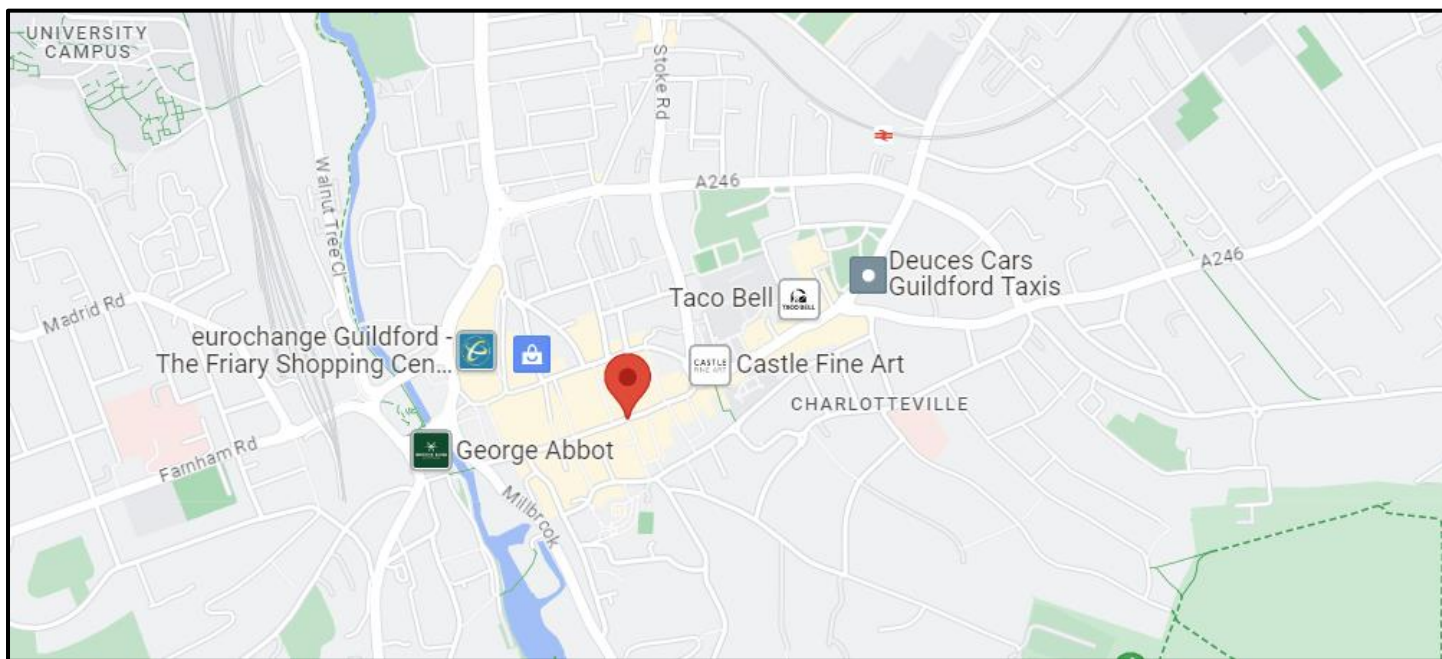
Rateable value (23/24): £21,250  
Rates Payable: £10,603.75

## EPC

C – 72

## COSTS

Each party to bear their own 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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## CONTACT

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