





## Good Quality Town Centre Office - 4 Parking Spaces

- High Quality Bright Offices
- Excellent Town Centre Location
- 4 Parking Spaces
- Air-Conditioning
- Raised Access Floor
- Kitchenette
- Immediate Occupation



## 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 provides good service to London Waterloo with a journey town of approximately 32 minutes. Both Heathrow and Gatwick airports are within 35 miles.

84 North Street is located in the centre of Guildford close to all amenities such as restaurants, shops, bars and pubs.

## Description

The available accommodation comprises a bright good quality fitted suite on the second floor of the building. The suite has lift access, is air conditioned and is arranged open plan with a kitchenette at one end. There are 4 parking spaces included in a car park close to the office.

## Accommodation

Name	sq ft	sq m	Availability
2nd	1,250	116.13	Available
Total	1,250	116.13	

## Terms

New Lease

## Rent

£35,000 per annum

## Rates & Charges

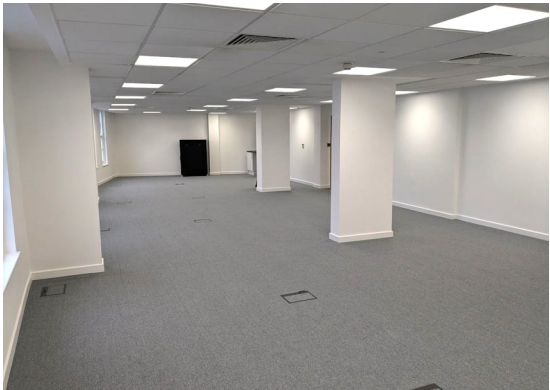
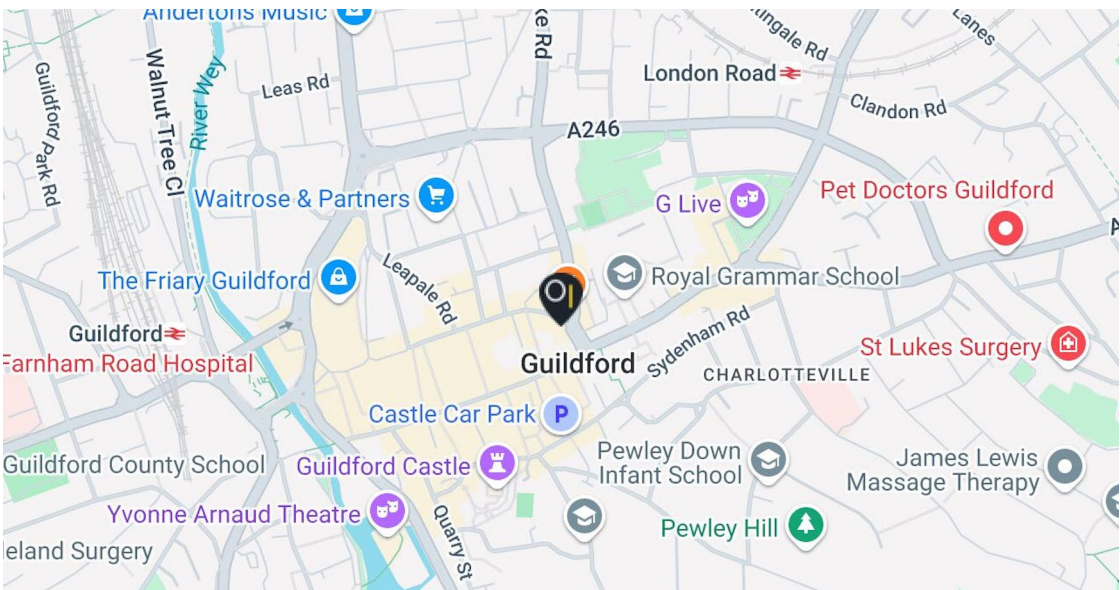
Service charge: £9.08 per sq ft  
Rateable value: £26,000  
Rates payable: £12,974 per annum

## EPC

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## Legal costs

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



## Contact

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