



Owen
Isherwood
CHARTERED SURVEYORS

84 North Street, Guildford, GU1 4AU
TO LET | 1,250 SQ FT (116.13 SQ M)

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 time 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

D (97)

Legal costs

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



Contact

Adam Fenney

T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Emma Pestle

T: 01483 300176
E: emma@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

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.