



**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET High Quality Penthouse Office Floor
576 sq. ft (53.51 sq. m)

4th Floor, High Point, Sydenham Road, Surrey GU1 3RX

LOCATION

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

Guildford is home to many corporate government and professional organizations, and High Point is located in the heart of this exciting, affluent area with easy access to an excellent range of shops, bars and restaurants.

DESCRIPTION

The available accommodation comprises the top penthouse floor which is currently arranged open plan. The space is fully conditioned, is in excellent condition, has its own kitchenette and the benefit of one car space and is ready for immediate occupation.

ACCOMMODATION

4 th Floor	576 sq. ft	53.51 sq. m
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TERMS

Available on a new lease with terms to be agreed

RENT

£17,250 pax

SERVICE CHARGE

The service charge is currently running at £6.86 per sq. ft approx.

RATES

Rateable Value: £13,500

Rates Payable: £6,625 per annum

Transitional Business Rates Relief should apply for eligible occupiers.

LEGAL COSTS

Each party to bear their own legal 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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