



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PRIME HIGH STREET OFFICES

1,150 Sq. ft. (106.84 sq. m)

1ST & 2ND FLOORS, 101 HIGH STREET, GUILDFORD, GU1 3DP

LOCATION

101 High Street is located in Guildford Town Centre in a sought-after area for many retail and office users. These offices are set above the retailers Superdrug and otherwise neighboured by occupiers including Gant, Boots, Jack Wills & Office. Guildford mainline train station is within 10 minutes walking distance with regular services to London Waterloo.

DESCRIPTION

The character property provides modern office accommodation over 1st & 2nd floors with additional storage room in the eaves of the roof. The building provides offices of varying sizes led from a central staircase and common parts. There is an attractive entrance staircase and foyer which leads from the units own high street door. In addition, there are both male & female WCs accessed from the common parts and kitchen facilities on the 2nd floor. There is central heating throughout.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
1 st Floor	348.10	32.34
2 nd Floor	687.17	63.84
Eaves	113.88	10.58
Total	1,149.15	106.76

RENT

£23,000 per annum or £20psqft (plus VAT)

RATES

Rateable Value: £14,250.00

Rates Payable (20/21): £7,110.75

SBRR available (Small Business Rate Relief)

TERMS

Available for a maximum term expiring December 2026.

EPC

E - 111

LEGAL COSTS

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



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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