



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE OFFICE SUITE

2,169 sq. ft (201.50 sq. m)

Suite 3, 2nd Floor, Friary Court, 13-21 High Street, Guildford, Surrey GU1 3DG

LOCATION

Friary Court is located at the western end of the High Street in the heart of Guildford Town Centre with all its attendant amenities.

Guildford mainline railway station, which has excellent connections to London (Waterloo) (fastest journey time 35 minutes) and all of the Southeast England, is within 5 minutes walking distance of the property.

Road communications are excellent with the main A3 London to Portsmouth trunk road connecting to the M25 at Junction 10 and hence the national motorway network.

ACCOMMODATION

Friary Court comprises a distinctive office property arranged over four floors part of which straddles Millbrook as it joins the central one-way system. The entrance hall and common parts are to be refurbished and the available accommodation comprises a suite on the second floor which is arranged mainly in open plan, albeit several meeting areas and a breakout space have been created. The suite is greatly enhanced because of the current tenants fit out and, along with the furniture could be made available.

The suite has a net floor area as follows:

AVAILABLE	SQ FT	SQ M
Suite 3 – 2 nd Floor	2,169	201.50
Total	2,169	201.50

LEASE

The accommodation is available on new leases for a term by arrangement. Rental details on request.

SERVICE CHARGE

TBA

RATES

Rateable Value: £43,500

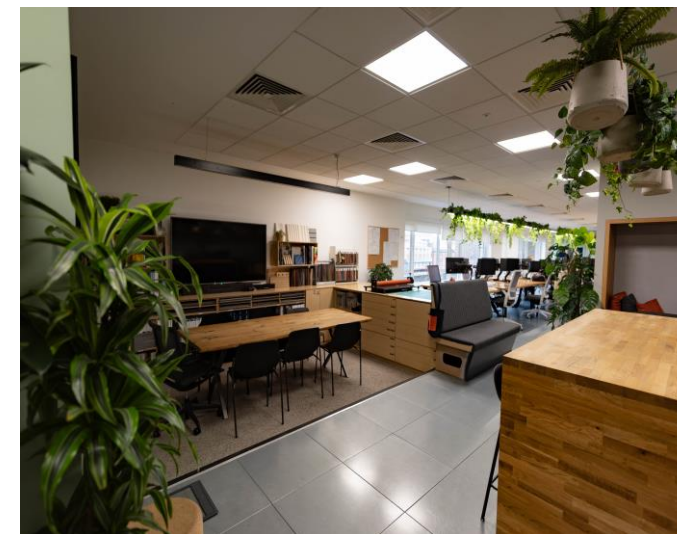
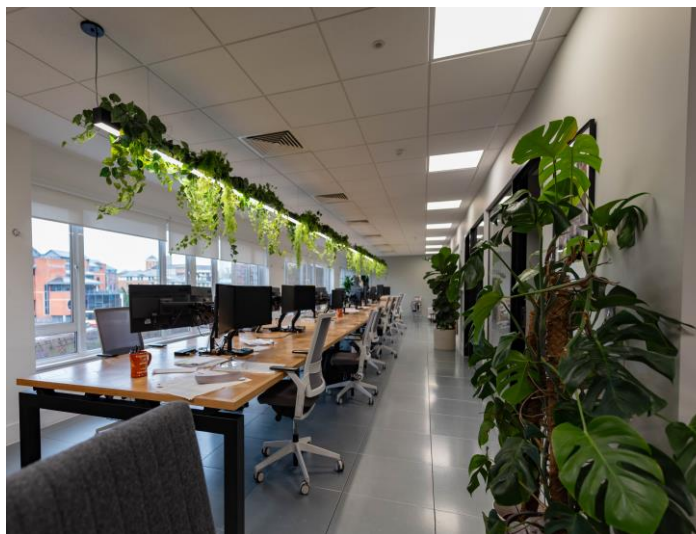
Rates Payable (23/24): £21,700

EPC

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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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