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**HIGH STREET
TUNSGATE
GUILDFORD
GU1 3HH**



**DISTINCTIVE TOWN CENTRE OFFICES
-TO LET**

1,254 sq ft (116.5 sq m)



Description

128 High Street comprises the entire, upper parts of this historic town centre building.

The upper parts provide office accommodation arranged on first and second floors. It is the first floor of these upper parts that is available and the period nature area of the accommodation has been retained in part, but given a contemporary look so as to provide large stylish offices to the front of the building with a spacious reception area and open plan offices to the rear which have now been divided by demountable partitioning to provide three individual areas. This first floor could be split into a front suite of 750 sq ft and a rear suite of 504 sq ft.

The offices are accessed via the Tungate Arch.

Amenities

- > Newly decorated
- > Fully carpeted
- > Air conditioned
- > Showers
- > Distinctive style
- > Kitchen facilities



Entrance to 128 High Street offices



Floor	sq ft	sq m
First Floor	1,254	116.50
Reception	-	-
Total	1,254	116.50



Location

Guildford, the county seat of Surrey, is located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25.

Guildford is home to a large number of corporate, government and professional organisations such as EA Games, Allianz Cornhill, Surrey Satellites, Penningtons Manches, Smith & Williamson and many others.

128 High Street is situated at the arched entrance to the recently rejuvenated Tunsgate Quarter hosting eateries such as The Ivy, Gails and Pho. Guildford is famous for an excellent range of shops, bars and restaurants, all immediately at hand.



Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed. Rent on application.

**Owen
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