



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Riverside offices directly opposite the main Guildford station
2,089 sq. ft with superb tenants fit out included

1 Bishops Wharf, Guildford, Surrey GU1 4UP



- VRF Air Conditioning
- Fitted Offices with Furniture
- Raised Floors
- Basement Showers and Disabled Wet Room
- External Courtyard & Terraces Overlooking The River
- 2 Secure Car Parking Spaces

LOCATION

Situated opposite the mainline station, and backing onto the river, 1 Bishops Wharf is ideally located. The train service provides fast access to London Waterloo with a fastest journey time of 33 minutes. There is a direct service to Gatwick airport with a fastest journey time of 46 minutes. Directly outside is a Rail Air Link to Heathrow Airport.

The A3 is nearby giving fast car access to M25 or Portsmouth.

DESCRIPTION

The office suite is located on the 1st floor of 1 Bishops Wharf and accessed off the main reception. The suite currently provides 2 open plan areas with an additional 2 meetings, 2 small interview rooms and server room, together with feature kitchen and island. 4 toilets are provided on the 1st in the common areas with 2 showers located in the basement, which also houses the parking for cars and bicycles.

The offices have a superb specification, with air conditioning that can be controlled by the tenant, ducted fresh air, raised floors, fitted kitchen, wine cooler, dish washer, fridge, coffee machine, cooker, window blinds, 5m long worktable, 2 meeting rooms with conferencing facilities, conference facilities in the open plan area, fully wired to a rack, 2 adjustable height desks and feature flooring.

The suite has direct access to an external terrace overlooking the river. 2 Car parking spaces are provided in the basement gated car park.

ACCOMMODATION

1st Floor – South

2,089 sq. ft

194 sq. m

TERMS

A sublease or assignment is available of a lease expiring in March 2032 with a tenant only break clause in March 2027 and upwards only rent review in March 2027.

RENT

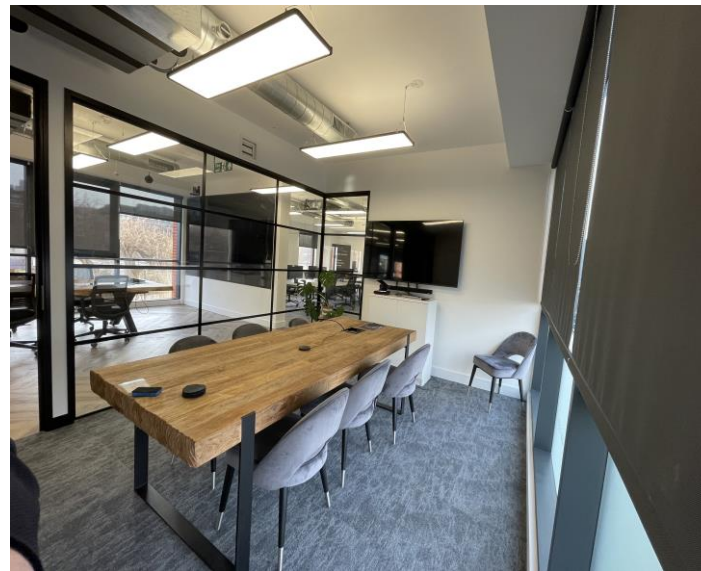
The passing rent is £73,115 per annum. Service charge and Business rates information is available from the agents.

EPC

B Rating

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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Derek Corden

T: 01483 300 176

M: 07905 419796

E: derek@owenisherwood.com