



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Detached B1 building
1,594 sq ft (148.12 sq m)

The Workshop, Weston Road, Guildford, Surrey GU2 8AU

LOCATION

The property occupies a detached two storey property in a predominantly residential cul de sac in the suburb of Woodbridge Hill. It is located just off the A322 Worplesdon Road, 3km from Guildford town centre. The property has a separate detached garage. The A3 southbound is a few minutes' drive.

DESCRIPTION

The ground floor is used as Workshop with a loading door onto Weston Road. Internal floor to ceiling height of 2.72m. The first floor is mainly open plan office with separate kitchenette and a single private office. The property has gas fired central heating and toilets on both floors.

Floor GIA	SQ FT	SQ M
Ground Floor	875	81.32
First Floor	719	66.80
Total	1,594	148.12
Garage	181	16.82

TENURE

The property is freehold subject to an existing tenant under licence at a rent of £17,500 pax.

PRICE

£400,000 (No VAT)

BUSINESS RATES

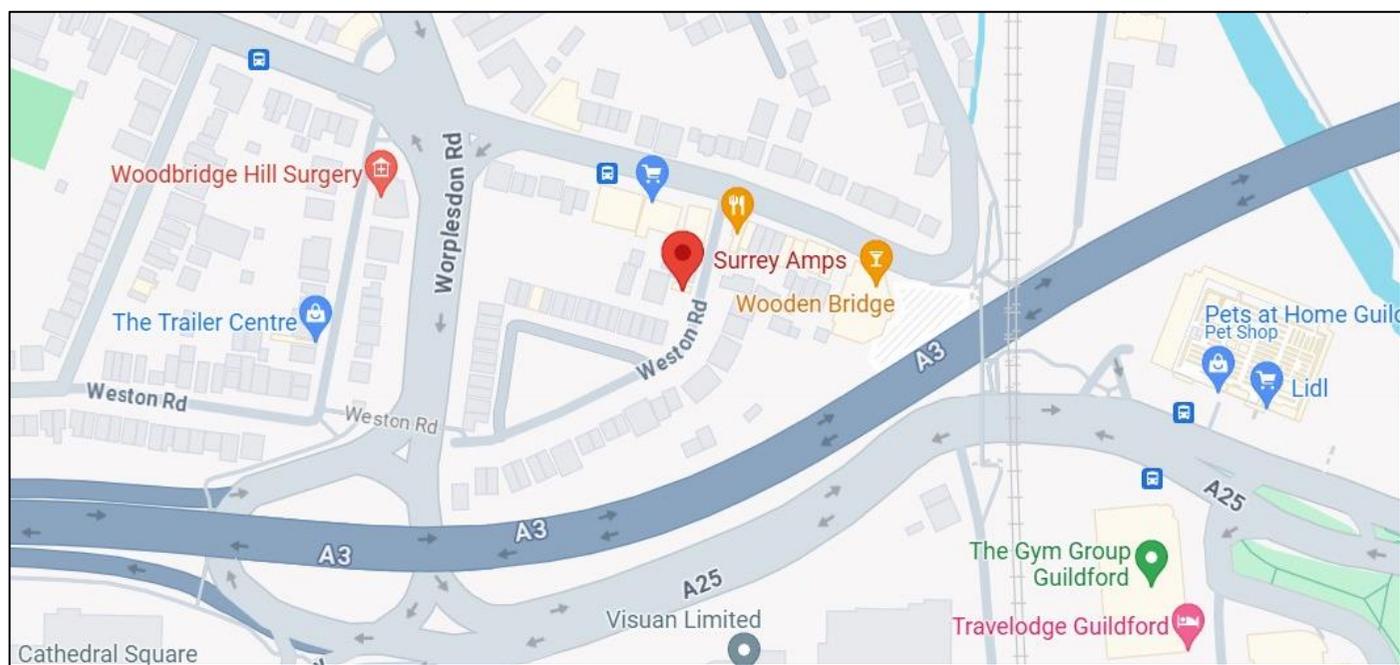
Rateable Value - £12,000

EPC

E – TBC

LEGAL COSTS

Each party to bear their own legal costs.



Ground Floor



First Floor

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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