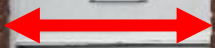




5 The Square
GU2 7QR

WILLIAMS



**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET

TOWN OFFICE SUITE
248 Sq. ft. (23 sq. m)

Ground floor, 5 The Square, Wilderness Road, Onslow Village, Guildford, GU2 7QR

LOCATION

Set in the primarily residential Onslow Village in the suburbs of Guildford, local occupiers include Georgie's Kitchen, D.S Budd & Son and Quest Podiatry with the subject space to the rear of Williams Property Management opposite the village hall. The local parade is accessible by car with free parking in front of the shops and by rail with the mainline station at Guildford being one-mile away (a three-minute drive) offering regular services to London Waterloo and Portsmouth Harbour, access to the A3 being within half a mile and providing onwards travel to the M25 and national road network.

DESCRIPTION

Currently fitted out for office use but suitable for any use with the 'E' use class, this unit is formed of a rear office space and small reception area with a shared entrance way, kitchenette, and W/C facilities. The unit has double glazed windows, hot and cold A/C, lobby area, a mix of fluorescent tube and LED lighting and a roller shutter door. Signage is also available at the front door the subject to landlord approval.

Frontage is subject to Landlord approval.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	248.26	23.06
Total	248.26	23.06

RENT

£800 per calendar month

RATES

To be split 50/50 with the other occupier.

Estimated rateable value: £8,600

Estimated rates payable: £4,291.40

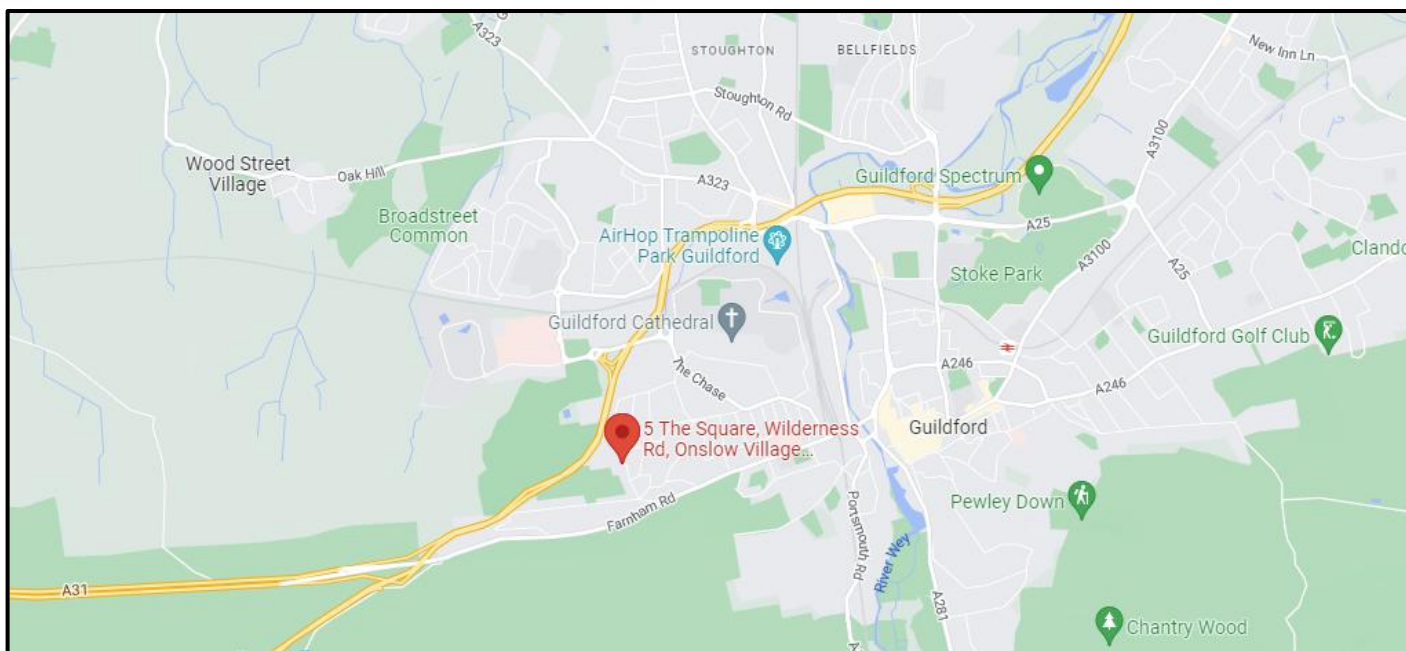
100% Business Rates relief will be available to eligible occupiers.

EPC

B - 47

LEGAL COSTS

Each party is 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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