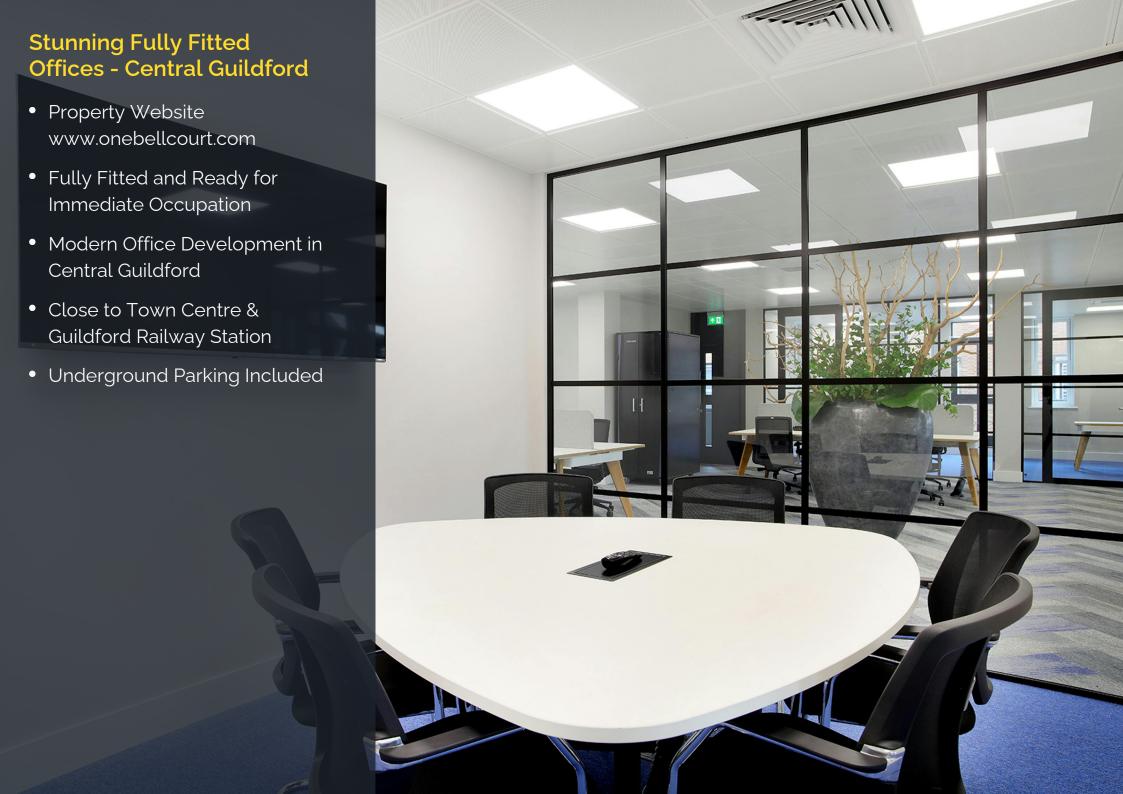


Owen
Isherwood

2nd Floor, One Bell Court, Leapale Lane, Guildford Surrey, GU1 4LY

TO LET | 2,228 SQ FT



#### Location

Bell Court is located on Leapale Lane in Central Guildford, next to Waitrose and a short walk from Guildford mainline station and the shops and restaurants of North Street and Guildford High Street.

# **Description**

One Bell Court is a modern multi-let office development which was refurbished in 2020 and is fully fitted to a high standard. The office is located on the 2nd floor which is accessed by a lift and features communal toilets on each floor lobby. There is an underground car park and attractive courtyard at the entrance.

#### **Accommodation**

Name	sq ft	sq m	Availability
2nd	2,228	206.99	Available
Total	2,228	206.99	

### Rent

£45 per sq ft

## **Rates & Charges**

Service charge: On Application Rates payable: £23,453 per annum

#### **EPC**

C (62)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.







#### **Contact**

#### **Adam Fenney**

T: 01483 300176 M: 07983204530 E: adam@owenisherwood.com

# owenisherwood.com | 01483 300 176 1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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