



Owen
Isherwood
CHARTERED SURVEYORS

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

TO LET | 2,228 SQ FT

Stunning Fully Fitted Offices - Central Guildford

- Property Website
www.onebellcourt.com
- Fully Fitted and Ready for
Immediate Occupation
- Modern Office Development in
Central Guildford
- Close to Town Centre &
Guildford Railway Station
- Underground Parking Included



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

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