



**Owen
Isherwood**
CHARTERED SURVEYORS

To Let

Town Centre First & Second Floor Class "E" Offices

1,246 sq. ft. – 2,492 sq. ft. (115.76 sq. m. – 231.51 sq. m.)

18 Jeffries Passage, Guildford, Surrey GU1 4AP

LOCATION

The premises are situated in Guildford Town Centre, along Jeffries Passage, a popular thoroughfare between the High Street and North Street and within walking distance of High Street amenities, the bus station and Guildford mainline station. Nearby retailers include Boss, Jaeger, Bamboo Shoots, Sainsburys and Barbour.

DESCRIPTION

The property is formed of modern offices across two floors, with WC's located off each floors core stairwell and office accommodation to either end. Internally the space is in good condition and could be rearranged to provide open plan or cellular office space depending on the requirements of the incoming Tenant.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
FF Office	1,246	115.76
2F Office	1,246	115.76
Total	2,492	231.51

RENT

£20.00 psf (+VAT)

TENURE

Available on a new lease with terms to be agreed.

BUSINESS RATES

Rateable Value (24/25): £35,000
Rates Payable: £17,150

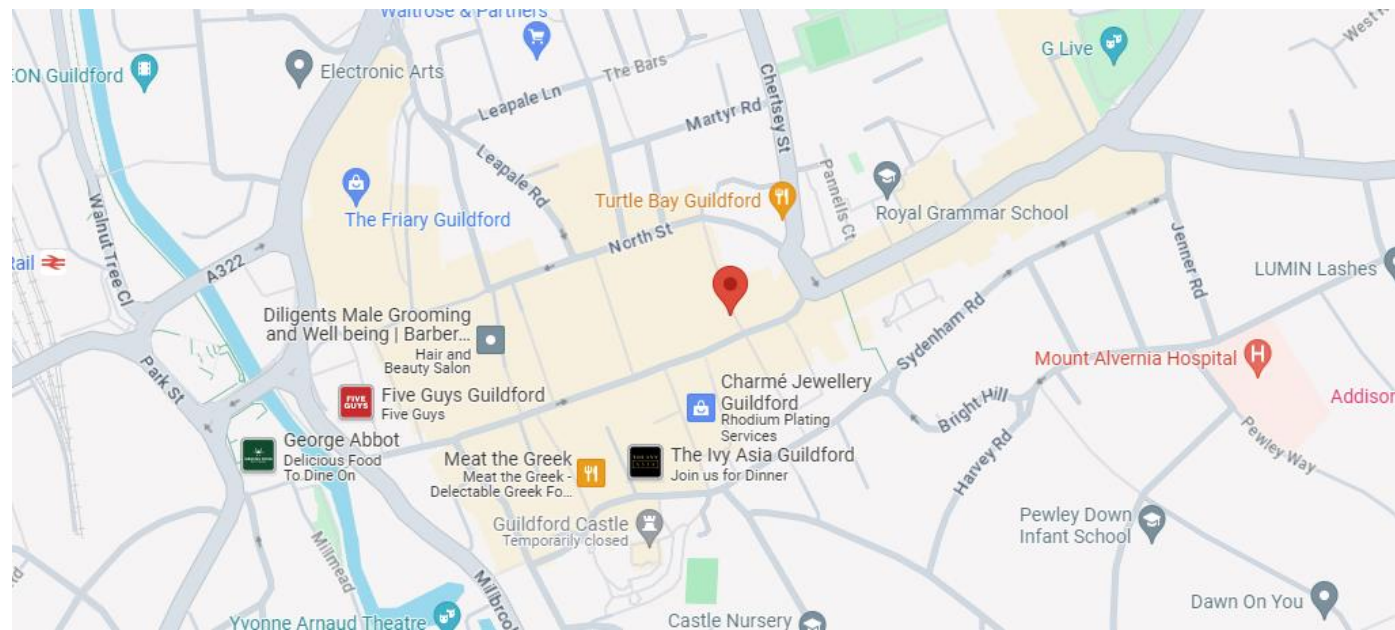
Further enquiries to be made with Guildford Borough Council; if split floor by floor elements of Small Business Rates Relief may be available.

EPC

To be re-assessed.

COSTS

Each party to bear their own 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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