



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Town Centre Offices
420 – 5,109 sq. ft. (209.12 – 474.63 sq. m)

First House, Park Street, Guildford, Surrey, GU1 4XB



- Central Guildford Location.
- Parking included.
- Professionally laid out reception area.
- Recently refurbished.
- Open-plan interior.
- Close to Guildford Station.

LOCATION

One Park Street is located in a prominent town centre location a short walk from Guildford Train Station, close to the River Wey and the lower High Street and the Friary Centre, the traditional shopping core for the town. Road links include the A3 London to Portsmouth trunk road 1.5 miles away.

DESCRIPTION

The building has undergone a substantial refurbishment and contains a designer-inspired reception with seating and attractive common parts with floor to ceiling entrance doors to individual offices. The refurbishment included electrical rewiring, a new A/C system and enhanced natural lighting. The building is double glazed suitable for office, leisure and other uses. Spacious open plan space includes high ceilings, solid carpeted floors and perimeter trunking. WC facilities are provided on each floor.

The second floor has hitherto been used for meetings and as a breakout area with kitchen and a W/C but can adapt for other use. Internal common parts are wallpapered and painted with stylish lighting on a central staircase which provides access to upper floors. Generous car parking is available at the rear (8 spaces+). The high-profile location is a few moments on foot from Guildford mainline train station and the main shopping area hub in the lower High Street.

ACCOMMODATION

The accommodation comprises the following net internal areas (approx.):

| AVAILABLE | SQ FT | SQ M |
|---------------------------|--------------|---------------|
| Ground Floor Offices | 2,438 | 226.49 |
| First Floor Offices | 2,251 | 209.12 |
| Second Floor Meeting Room | 420 | 39.01 |
| Total | 5,109 | 474.63 |

8 Parking Spaces (more available on request).

RENT

Available at a competitive rent and service charge.

RATES

Rateable Value: £90,000
Rates Payable: £49,140 (24/25)

EPC

B

LEGAL COSTS

Each party 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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