





## Self contained Commercial Premises

- First Floor Office Mezzanine
- Newly Decorated
- Electric Heating
- LED Lighting
- Kitchen Facilities
- Small Yard Providing Excellent Car Parking
- Offices/Workshop/  
Medical/Community Uses  
Considered



## Location

Whitemore Road is located in the Bellfields area of Guildford just off the A320 Woking Road which runs between Guildford and Woking. The turning off Woking Road into Whitemore Road is located close to the junction with the main A3 London to Portsmouth trunk road which provides easy access to the M25(junction 10) and from there the entire national motorway network. 45a is located at the end of Whitemore Road which is a cul de sac.

There are local shops and amenities nearby. Guildford town centre is approx. 2 miles to the South East. Bus services serving the local area and run between Guildford and Woking along Woking Road.

## Description

The premises comprise a single storey building under a pitched roof, so there is good floor to ceiling height and although originally arranged in open plan the space is now divided to provide 4 rooms of varying sizes. There is a small mezzanine first floor which currently provides further office and storage space. There are 2 small outbuildings which are also included in the demise.

## Terms

New Lease

## Terms

The premises are available on a sublease for a term expiring in June 2027, the lease to be granted outside Part 2 of the Landlord and Tenant Act 1954 relating to compensation and security of tenure.

A new longer term lease may be available from the landlord direct or alternatively an assignment of the existing lease could also be made available

## Rent

£20,000 per annum exclusive

## EPC

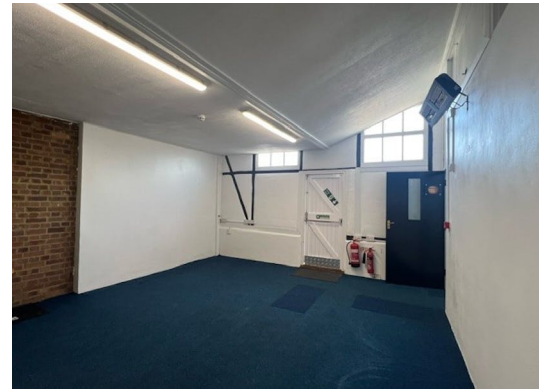
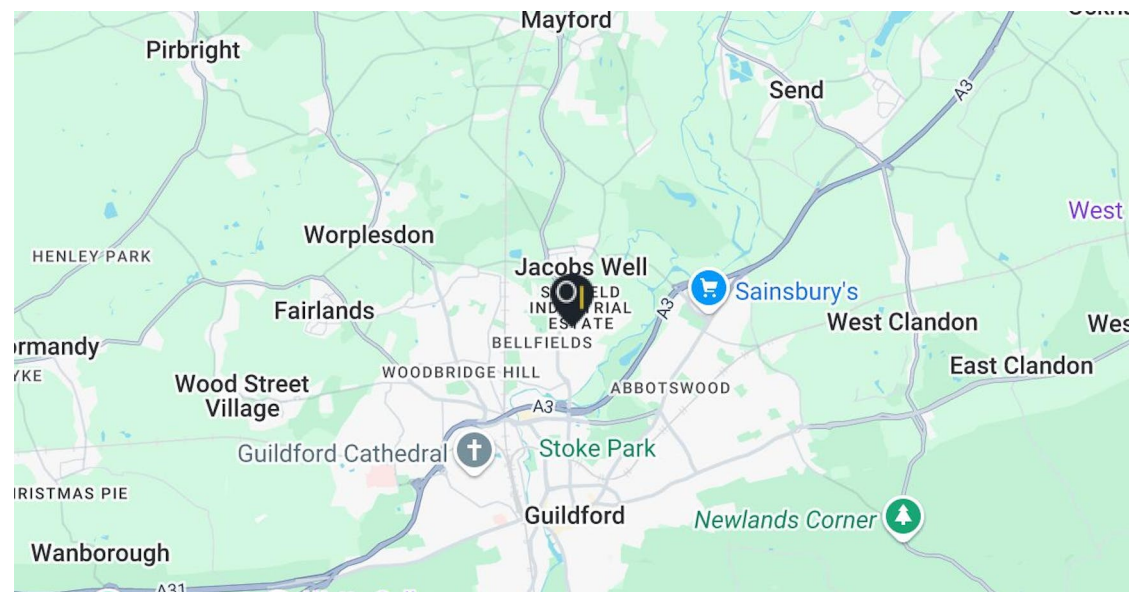
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## Floor Area

The property has a gross floor area of approx. 1450 sq ft (134.71 sqm) of which approx. 250 sq ft (23.23 sqm) is located on the mezzanine floor.

## Legal costs

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



## Contact

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