



Owen  
Isherwood  
CHARTERED SURVEYORS

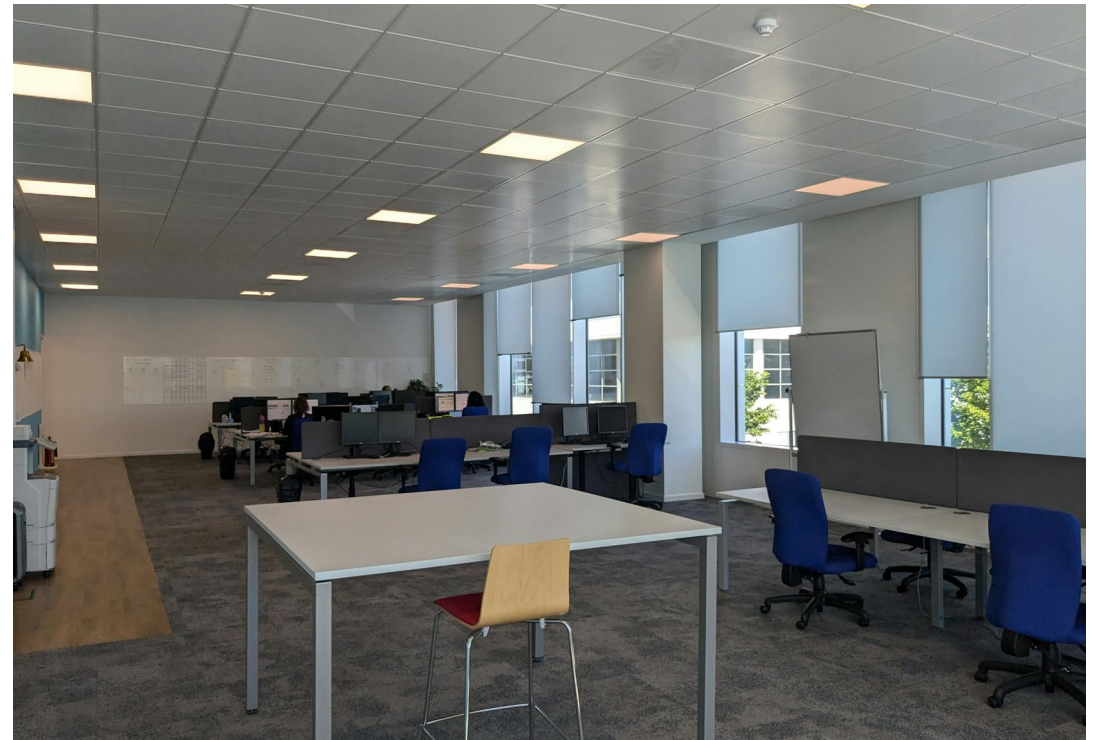
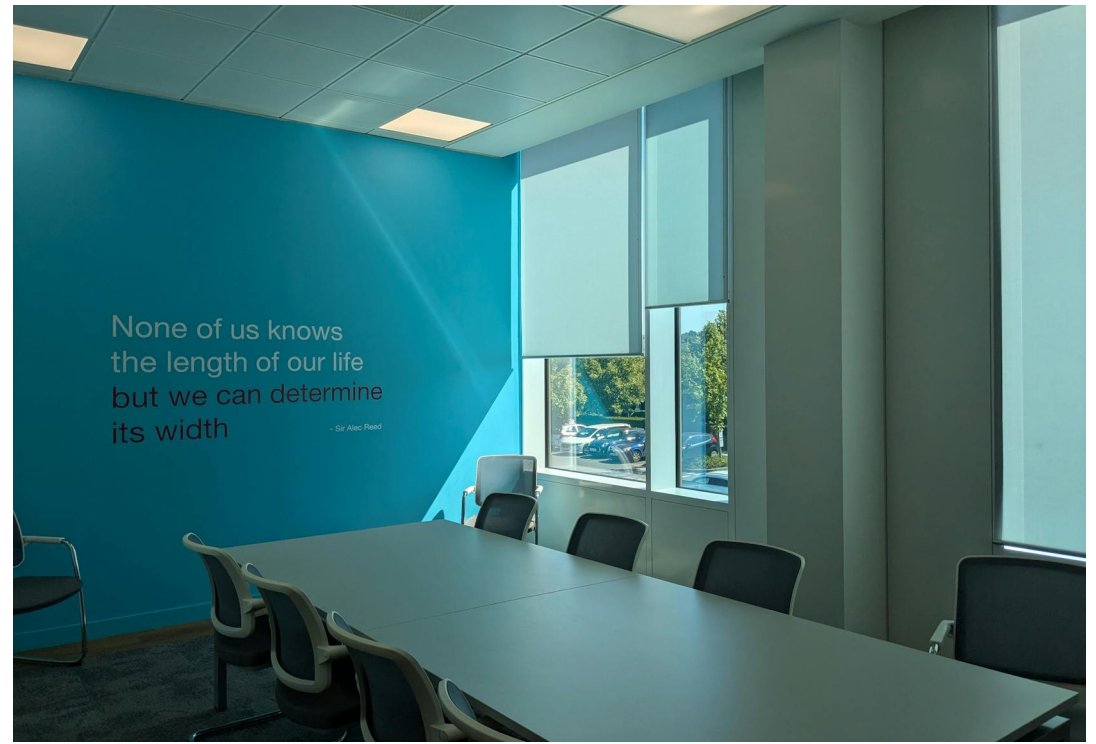
Part 1st Floor, Guildford Business Park, Guildford Surrey, GU2 8XG

**TO LET | 3,057 SQ FT**

## High Quality Office in Central Location

- Manned Reception and Impressive Entrance
- On-Site Cafe, Shower Facilities, Cycle Store & Car Parking
- Floor to Ceiling Height from 2.85-3m
- VRV Heating and Cooling System
- Energy Efficient LED Light Fittings
- 10 Car Parking Spaces





## Location

Guildford Business Park is a landmark HQ destination located on the edge of Guildford town centre. It is well connected, positioned next to the University of Surrey and has excellent road and rail access. There is a shuttle bus service provided by GBP for employees to get to and from the mainline train station and town centre and there is an on-site café serving hot & cold food and drinks during working hours.

## Description

This high quality office is mostly open plan with two meeting rooms, several work pods and a separate kitchen/breakout area. It is accessed via an attractive reception area and lobby served by lifts in the central core of the building. There are 10 parking spaces included with the office and the property is very sustainable obtaining an EPC rating of A-18 which is valid until 2028.

## Accommodation

Name	sq ft	sq m	Availability
1st - Part 1st Floor	3,057	284	Available
<b>Total</b>	<b>3,057</b>	<b>284</b>	

## Rent

£113,328 per annum Plus VAT. Existing lease available for assignment. Current lease expires Nov 2030, with tenant only break Dec 2026. Grant of sub tenancy or new lease available subject to negotiation.

## Rates & Charges

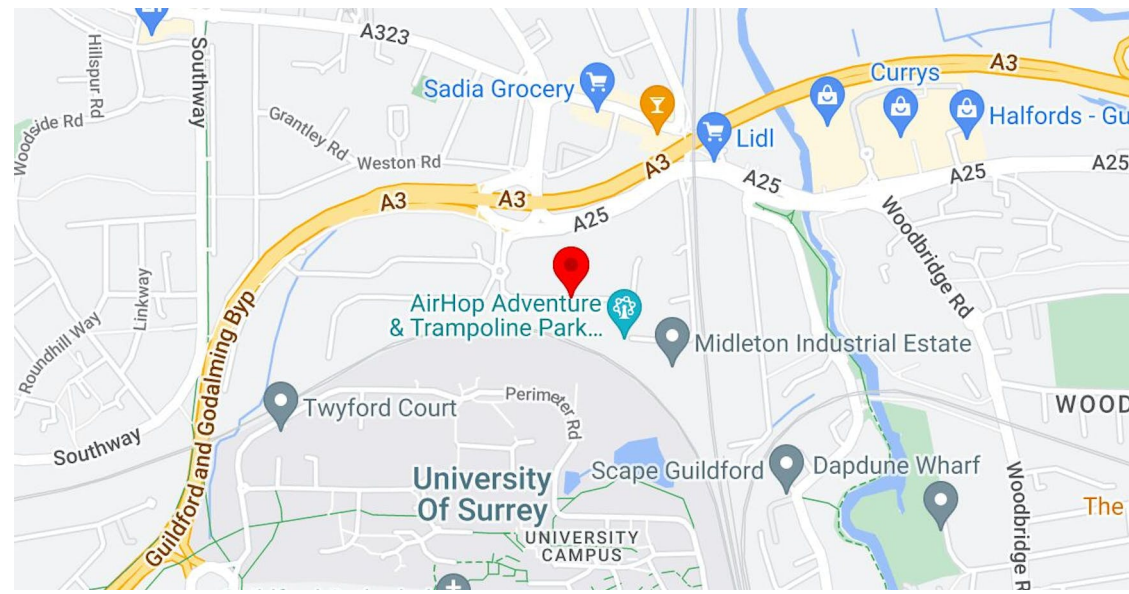
Service charge: £40,666.16 per annum  
Rates payable: £44,772 per annum

## EPC

A (18)

## 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**

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