



Owen  
Isherwood  
CHARTERED SURVEYORS

Church House, 10 Chesham Road, Guildford Surrey, GU1 3LS

**TO LET / FOR SALE | 1,198 SQ FT**

## "E" Class Town Centre Office with Parking

- Self Contained Commercial Unit
- Parking Available for 2-3 Cars
- Office Space Arranged Over Ground & 1st Floor
- WCs & Kitchen Facilities
- Carpeted Throughout
- Gas Fire Radiators
- Fluorescent Spot Lighting
- Potential for alternative uses



## Location

The subject property is located only 5 minutes walk from Guildford town centre and is formed of a self-contained "E" Class commercial unit previously occupied on a long-term basis by an office user. There is a parking forecourt included with the building with enough rooms for 2-3 cars if double parked.

## Description

The unit presents in very good condition with the outgoing Tenant still in occupation and due to vacate in March '24, carrying out any relevant redecoration items prior to expiry. The offices are split over ground and first floor and include WC's and kitchen facilities on the ground floor. The property is carpeted throughout, with gas fire radiators and fluorescent spot lighting

## Accommodation

Name	sq ft	sq m	Availability
Ground - Office space	795	73.86	Available
1st - Office space	403	37.44	Available
<b>Total</b>	<b>1,198</b>	<b>111.30</b>	

## Rent

£27,500 per annum

## Price

£450,000

## Rates & Charges

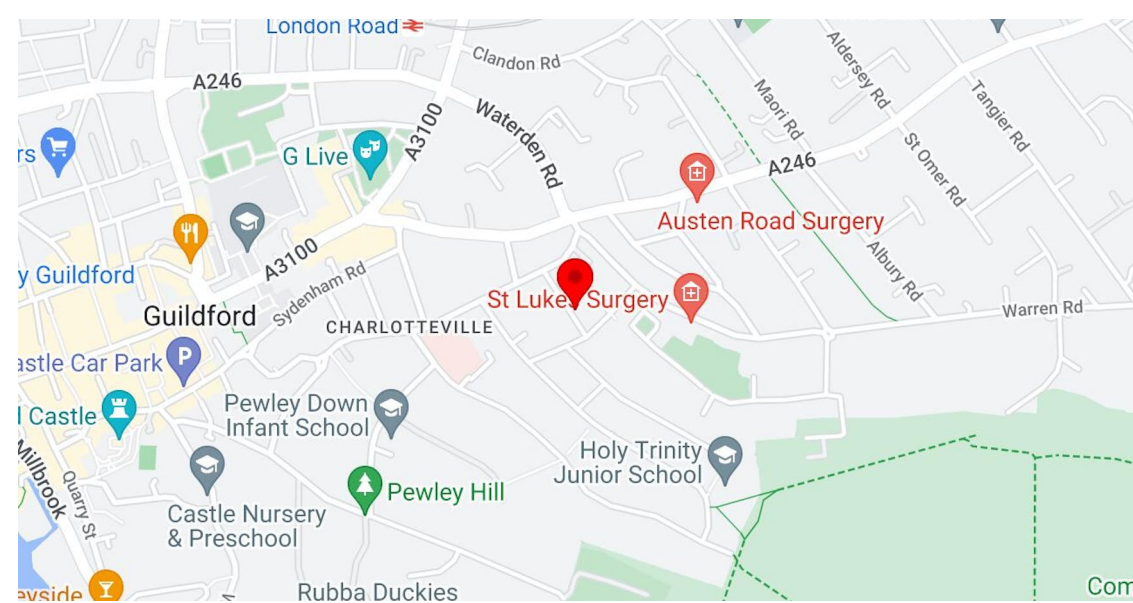
Service charge: N/A  
Estates charge: N/A  
Rates payable: £7,360.25 per annum

## EPC

C (6g)

## Legal costs

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



## Contact

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