



Owen  
Isherwood  
CHARTERED SURVEYORS

3rd Floor, Chancery House, Leas Road, Guildford Surrey, GU1 4QW

**TO LET | 1,610 SQ FT**

## Town Centre Office Suite

- Open Plan Offices
- Good Parking Ratio with 5 Spaces
- Competitive Rent at £22.50psf
- Good EPC Rating at C
- Passenger Lift
- Shower & W/C's Within Demise



## Location

The property is located just off Woodbridge Road, the main road into Guildford town and is at the junction of Leas Road and Margaret Road.

The mainline station, bus station and town centre shopping facilities are only a short walk away.

## Description

This top floor office suite is due to be refurbished and provides open plan space which benefits from fitted kitchen, shower and W/C's. 5 car spaces are provided on site and there is 2-hour parking adjacent to the property and several public car parks within walking distance. The site is professionally managed by Hartnell Taylor Cook.

## Accommodation

Name	sq ft	sq m	Availability
3rd - Floor	1,610	149.57	Available
<b>Total</b>	<b>1,610</b>	<b>149.57</b>	

## Rent

£22.50 per sq ft

## Rates & Charges

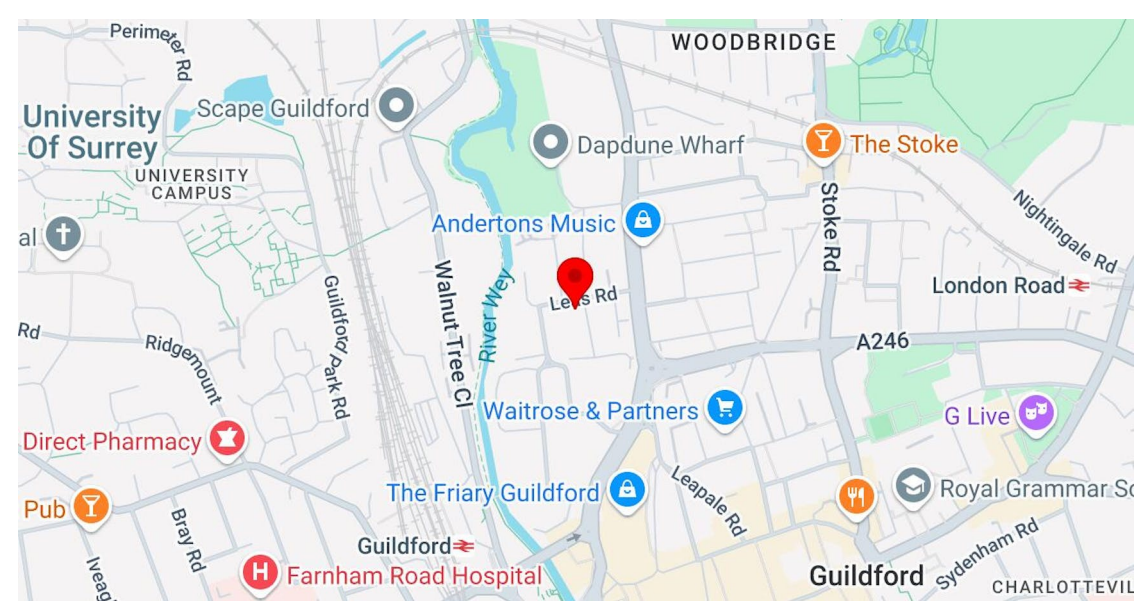
Service charge: £9.65 per sq ft  
Rates payable: £17,589.75 per annum

## EPC

C (59)

## Legal costs

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



## Contact

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