



Owen  
Isherwood  
CHARTERED SURVEYORS

Ground Floor, Chancery House, Leas Road, Guildford, GU1 4QW

**TO LET | 1,815 SQ FT (168.62 SQ M)**

## Town Centre Office Suite - 6 Parking Spaces

- Open Plan Office
- Good Parking Ratio with 6 Spaces
- Competitive Rent at £22.50psf
- W/C's Within Demise
- Board Room and Kitchen Break Out Area
- LED Lighting
- Modern Feel



## 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 well presented ground floor office provides open plan office space, board room and kitchen/break out area. W/C's are also provided within the demise. There is LED lighting throughout providing a modern working environment. Very good parking ratio with 6 demised parking spaces 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
Ground	1,815	168.62	Available
<b>Total</b>	<b>1,815</b>	<b>168.62</b>	

## Terms

New Lease

## Rent

£40,000 per annum

## Rates & Charges

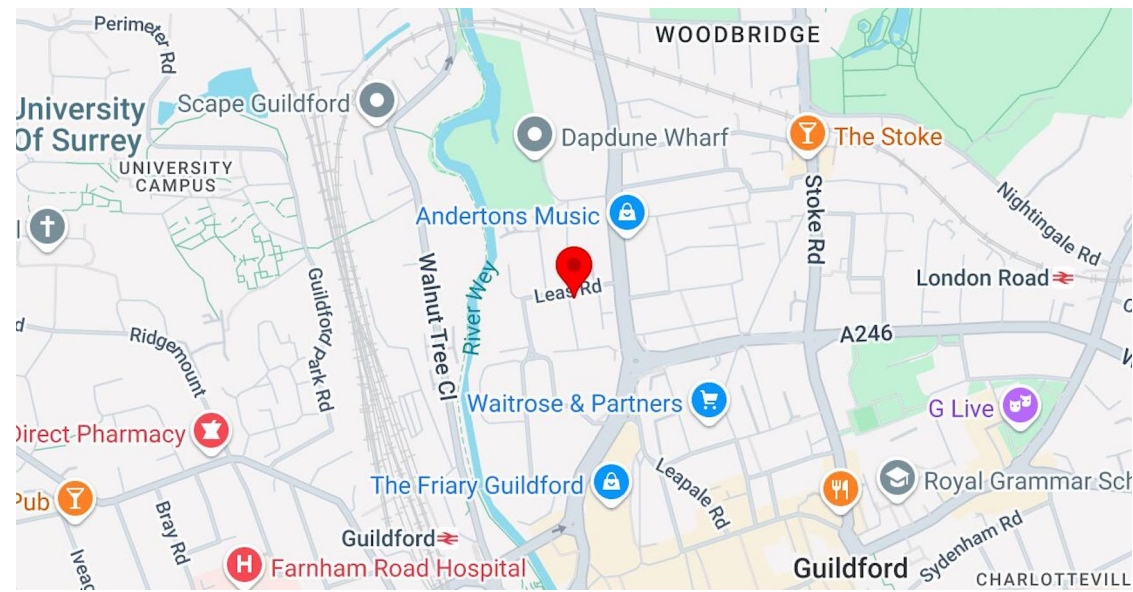
Service charge: £9.67 per sq ft  
Rateable value: £33,250  
Rates payable: £16,592 per annum

## EPC

C (59)

## Legal costs

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



## Contact

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