

TOWN CENTRE

OFFICES



GROUND FLOOR OFFICES

with **CAR PARKING**

TO LET

1,142 sq ft (106 sq m) approx.



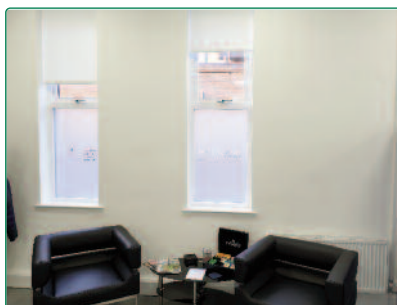
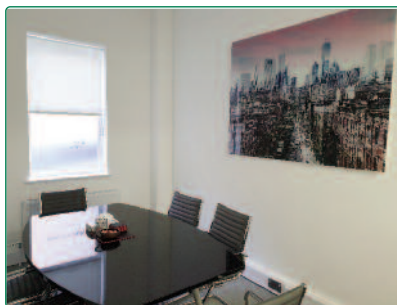
14 & 16 HAYDON PLACE • GUILDFORD • SURREY • GU1 4LL

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

The offices are accessed directly off Haydon Place and have been comprehensively refurbished to include air conditioning/comfort cooling throughout providing broadly open plan accommodation together with a separate waiting area and a private meeting room.

ACCOMMODATION: Ground floor 1,142 sq ft 106 sq m

TERMS: The premises are held by way of a 10-year lease from December 2018 subject to tenant only break options in the 3rd year (Dec /2021) and 6th year (Dec /2024) of the term.

RENT: £22,500.00 per annum exclusive of Rates and Service Charge.

SERVICE CHARGE: The anticipated on-account service charge to the year ending Dec/2020 will be £4,500.00 per annum approx.

CAR PARKING: One car parking space.
NOTE: The premises are conveniently located for access to town centre car parks.

BUSINESS RATES: Rateable Value: £15,500.00
Rates Payable: £7,223.00 for the 2019/20 financial year.

LEGAL COSTS: Each party to bear their own legal and professional costs.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



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