

**PROMINENT 1st FLOOR  
SELF-CONTAINED OFFICE SUITE - WITH PARKING**  
*APPROX: 950 sq ft (88.25 sq m)*  
**TO LET (NEW LEASE)**



**14A THE BROADWAY**

**WOODBIDGE ROAD • GUILDFORD • SURREY • GU1 1DY**

**LOCATION:**

The premises are located within one mile of Guildford Town Centre, providing excellent shopping and restaurant facilities. Access to the A3 both northbound and southbound is within half a mile and provides excellent onward access to the national motorway network. Guildford Mainline Station is under one mile from the premises and provides frequent train services to London Waterloo (approximately 35 minutes).

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

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**DESCRIPTION:**

The premises provide a self-contained office suite on the first floor comprising one large open plan office and two smaller offices. The offices benefit from excellent natural light and have recently been redecorated to include some new carpeting.

**ACCOMMODATION:**

*(Please note that the size quoted is approximate.)*

Office 1: 4.30m x 6.90m (less 2.70sq m)

Office 2: 3.45m x 4.26m

Office 3: 6.90m x 7.80m (less 3.75sq m)

Kitchenette: Not measured

WC/Cloak rooms: 1 x Male & 1 x Female - *Not Measured*

**AMENITIES:**

- Perimeter cable trunking
- Kitchenette
- Good natural light
- Inset lighting
- Dedicated Entrance
- Double glazed window units
- 2 x on-site car parking spaces
- Gas fired central heating
- Male and Female WCs
- Entry Door Intercom

**TENURE:**

The premises are offered on new lease with flexible terms to be agreed.

**RENT:**

**£20,000.00 per annum** plus VAT.

**VAT:**

The premises are elected for VAT.

**LEGAL COSTS:**

Each party to bear their own professional and legal costs.

**BUSINESS RATES:**

Rateable Value: £14,500.00.

**Rates Payable: Approximately £7,119.50 for the current 2020/21 financial year.**

**VIEWING:**

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



Rod Walmsley  
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Andrew Russell  
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