



TOWN CENTRE OFFICES

1,533 - 3,066 sq ft (142.5 - 285.0 sq m) approx

TO LET



2-3 EASTGATE COURT

HIGH STREET • GUILDFORD • SURREY • GU1 3DD

LOCATION:

Eastgate Court is situated at the top of Guildford High Street, adjacent to the grammar school, benefiting from convenient access to all the town centre amenities. The mainline station, which provides regular services to London Waterloo, is approximately a 10 minute walk.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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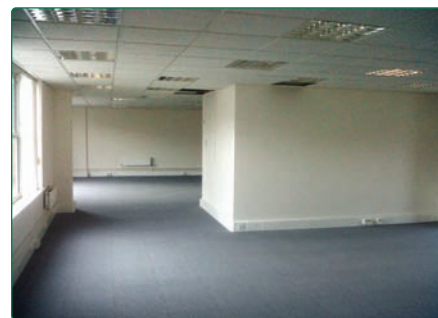
DESCRIPTION:

Eastgate Court is a modern office complex in the heart of Guildford. The offices are accessed through a gated entrance set back from the High Street. There is an attractive courtyard area with lift access to the first floor.



AMENITIES:

- 3 on site secure car parking spaces
- Suspended ceiling with recessed Cat II lighting
- Perimeter trunking
- Comfort cooled communications room
- Recently redecorated



ACCOMMODATION:

The available accommodation is set over the 1st and 2nd floors, each floor comprising approximately 1,533 sq ft (142.5 sq m). The office has perimeter trunking, Cat II lighting, male and female toilets, a kitchenette and a comfort cooled comms room.



Floor Area	Sq Ft	Sq M
First Floor	1,533	142.5
Second Floor	1,533	142.5
Net internal area	3,066	285.0

TERM:

Our client holds a lease until September 2014 and is offering a new full repairing and insuring sub lease for a term to be agreed.

RENT:

Details upon application.

VAT:

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS:

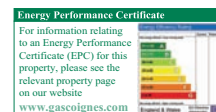
Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Andrew Russell
andy@gascoignes.com



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