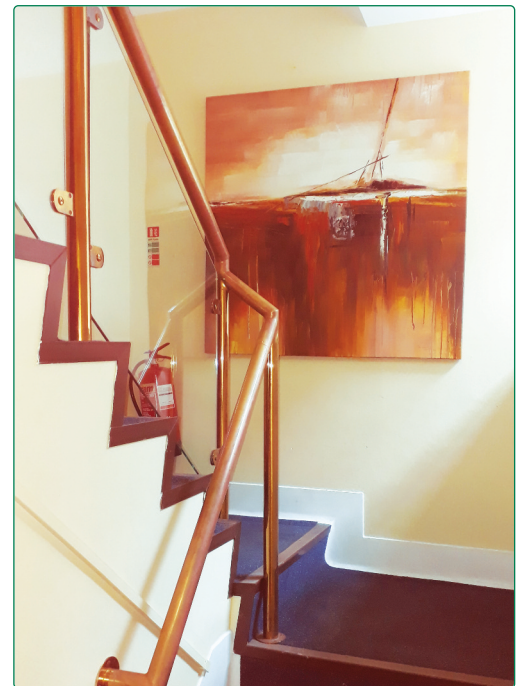


MODERN OFFICES TO LET

(New Lease/Rear Office)

650 sq ft (60.38 sq m) approx.



232 HIGH STREET • GUILDFORD • SURREY • GU1 3JF

LOCATION:

The premises are ideally situated in the Upper High Street close to an assortment of shops, restaurants and town centre amenities. The premises are also very well located for Guildford (London Road) main line railway station whilst being close to both the Epsom Road and the London Road, therefore the A3 London to Portsmouth Road; with junction 10 of the M25 at Wisley some 7 miles distant.

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

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- DESCRIPTION:** The premises are situated on the first floor (rear) of the building and are arranged broadly in open plan format extending to some 650 sq ft approx inclusive of a single private office. The premises benefit from good natural light, air conditioning, gas fired central heating, carpeted floors, window blinds, perimeter trunking and a small tea station. There are separate male and female WC facilities that are shared with one other occupier.
- ACCOMMODATION:** **First floor rear offices - 650 sq ft (60.38 sq m)**
(area net and approx)
- AMENITIES:**
- Town Centre location
 - Good natural light
 - Comfort cooling
 - Gas fired central heating via wall mounted radiators
 - Suspended ceiling with recessed lighting
 - Entryphone system
 - Separate male and female WC facilities/shared
 - Tea Station
- TERMS:** The premises are available by way of a new lease for a term to be agreed (max 2 years).
- RENT:** **£15,000.00 per annum exclusive.**
- VAT:** VAT will not be applied to the rent.
- LEGAL COSTS:** Each party to bear their own costs.
- RATES:** Rateable Value = £7,000.00 (cost £3,437.00 2019/2020)
- NOTE:** Given the Rateable Value is less than £12,000.00 it is likely that a prospective occupier will be exempt from Business Rates altogether.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
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NOTE:

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