



**OFFICE**

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## **TOWN CENTRE OFFICES**

*520 sq ft (48 sq mt) approx.*

### **TO LET/LEASE ASSIGNMENT**



### **250 HIGH STREET**

**GUILDFORD • SURREY • GU1 3JG**

**LOCATION:**

The offices are situated at the top end of Guildford Upper High Street, close to many national multiple retailers and restaurant chains, benefiting from convenient access to all of the town centre amenities. The main line station and London Road station are both within a 10 minute walk, providing regular services to London Waterloo in under 40 minutes.

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

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# 250 HIGH STREET

GUILDFORD • SURREY • GU1 3JG

**DESCRIPTION:** The office premises are accessed directly off the High Street and provide approximately 520 sq ft of 1st Floor offices, split into 3 separate areas, together with Tea station and separate WC facilities, having the following approximate dimensions:

**ACCOMMODATION:** (All areas are net internal and approximate)

Office 1: 265 sq ft (24.6 sq mt)

Office 2: 155 sq ft (14.5 sq mt)

Office 3: 100 sq ft (9.2 sq mt)

Kitchenette/Tea station

The offices have recently been re-furbished and have the benefit of new electrical installation category 5 cabling throughout and entry phone system. Existing office furniture available to purchase if required.

**TERMS:** The premises are to be let either on the basis of an Assignment of the current lease, due to expire in November 2020, or, under new 5 Years lease term at a rent to be agreed.

**RENT:** Currently **£12,000.00** per annum exclusive under the existing lease.

**VAT:** VAT is not charged on the rent.

**SERVICE CHARGE:** Nominal Service Charge to cover Building Insurance and general maintenance.

**RATES:**

Description:	Offices and Premises
Rateable Value:	£7,500.00
Rates Payable:	£3,495.00 for the current 2017/18 Financial Year.

Small Business Rate Relief may apply, subject to Status

**LEGAL COSTS:** Each party to bear their own legal costs

**VIEWING:** Strictly by prior appointment through the **Sole Agents, Gascoignes.**



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**NOTE:**

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