

MODERN OFFICE



ON NEW LEASE

GROUND FLOOR OFFICE SUITE
TO LET (NEW LEASE)
830 sq ft (77 sq m) approx.



GROUND FLOOR OFFICE • 5 FARADAY ROAD (off Woodbridge Road)
GUILDFORD • SURREY • GU1 1EA

LOCATION:

The property is located close to central Guildford and hence town centre shops and amenities being approximately 1 x mile distant. The property is also very close to Europa Retail Park on Ladymead which includes an assortment of Retail occupiers including Next, Halfords, B&Q, Currys/PC World and M&S Foods. Additionally, Wren Kitchens and Group One Automotive (Jaguar and Land Rover motor dealerships) are close by whilst close to the property is the Woodbridge Trade and Retail Park which includes Wickes, Travis Perkins, Tool Station, City Plumbing and Tile Giant amongst other operators.

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**GROUND FLOOR OFFICE • 5 FARADAY ROAD • (OFF WOODBRIDGE ROAD)
GUILDFORD • SURREY • GU1 1EA**

LOCATION: *ctd...* Additionally, Guildford mainline railway station is approximately 1½ x miles distant and provides a regular service to London (Waterloo) in approximately 30 minutes. There is excellent access to the A3 (London to Portsmouth road) with access both northbound and southbound within 1x mile approx. whilst access to junction 10 of the M25 London orbital motorway is some 6 x miles distant. Guildford is the main employment hub for the area.

DESCRIPTION: The available accommodation comprises the ground floor suite of **Unit 5** and extends to some 830 sq ft approx being arranged in 3 x distinct areas, two main office suites and a 3rd suite which also houses a small kitchenette and thus, could be used either as an additional office, a breakout area or meeting room. The premises benefit from carpeted floors, air conditioning, suspended ceilings with recessed LED lighting, window blinds and an entryphone system, whilst there are separate male and female WC facilities which are shared with the occupiers of the 1st floor office.

ACCOMMODATION: *(All areas are net and approx.)*
Ground floor suite - 830 sq ft (77 sq m) approx

PARKING: There is 1 (one) dedicated space being offered with the suite, additional spaces are however also available during the day on the estate.

TERMS: The premises are available by way of a new lease for a lease term to be agreed.

RENTAL: **£21,000.00 per annum exclusive.**

SERVICE CHARGE: **£3,320.00 per annum approx.** is the current estimate based on previous years and comprises cleaning, (ground floor office and common parts), general building repairs/maintenance, A/C maintenance, building insurance, estate management.

VAT: VAT will be applied at the standard rate.

EPC: The property has a current Energy Performance rating of B, the current certificate expires in March 2034.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

BUSINESS RATES: Rateable Value : £17,750.00
Description: Offices & Premises.
Rates payable: £8,857.25 per annum approx.

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



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