

OFFICE TO LET

2nd Floor, 237-241 High Street, Guildford GU1 3BJ

Commercial Space: 743 sq. ft (69 sq. m) approx.

Contact


020 8703 8075



- Available on a new flexible lease
- Prominent central high street location
- Excellent transport links
- Private kitchenette and WC facilities
- Private and secure street level entrance

Viewing and Further Information:

Michael Tsimekis

 020 8703 8075 / 07738 543 189

 michaelt@gray-point.com

 www.gray-point.com



DESCRIPTION

The office at 237-241 High Street occupies the whole 2nd floor of the building. Five individual office/meeting rooms are spread around a central connecting landing, each with windows and plenty of natural light. There is a small self-contained kitchenette and storage room, as well as allocated private WC facilities. The property also benefits from private and secure street level access.

ACCOMMODATION

Total Net Internal Office Area: 743 sq. ft (69 sq. m) approx.

Whole 2nd Floor: 1,056 sq. ft (98 sq. m) approx.

(Which includes, all usable office space, kitchenette, storage, landings, and WCs)

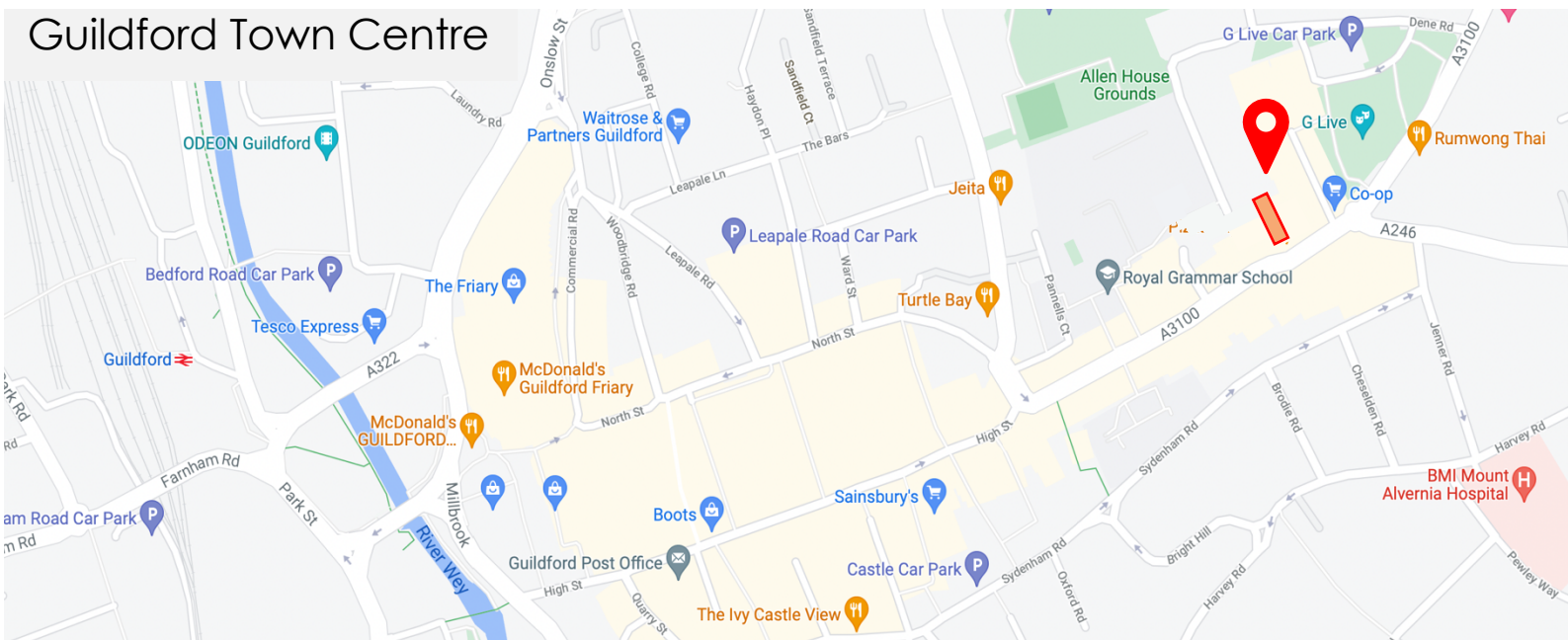
LOCATION

The property is a short distance from Guildford town centre in a highly sought-after area for many retail and office users. Guildford mainline train station is within 15 minute walking distance, providing regular services to London Waterloo (33-minute journey time). Connection to the A3 is just over 1 mile away and Junction 10 of the M25 is a short distance. Both Gatwick and Heathrow are easily accessible by car and train.

ENERGY PERFORMANCE (EPC)

Available on request.

Guildford Town Centre




Guildford High Street




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TENURE

Available on a new flexible lease.

RENT

£20,500 per annum exclusive (no VAT)

*We believe that the building is not VAT elected. Interested parties should make their own enquiries

BUSINESS RATES

The Rateable Value is: £7,700 per annum

*All applicants are advised to make their own enquiries with the local council

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 16th November 2021

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