

**RENT
REDUCTION**

GUILDFORD WELL LOCATED SELF CONTAINED OFFICE SUITE - WITH PARKING

952 SQ FT (88.42 SQ M)

www.hurstwarne.co.uk



14A The Broadway, Woodbridge Road, Guildford, Surrey GU1 1DY

To Let

- Perimeter cable trunking.
- Gas fired central heating.
- Cat II strip lighting.
- 3 on-site car parking spaces.

Regulated by RICS



Location

The premises are located within one mile of Guildford Town Centre, providing excellent shopping and restaurant facilities. Access to the A3 both northbound and southbound is within half a mile and provides excellent onward access to the national motorway network. Guildford Mainline Station is under one mile from the premises and provides frequent train services to London Waterloo (approximately 35 minutes).

Description

The premises provide a self contained office suite on the first floor comprising two large open plan offices and one smaller office.

Amenities:

- Perimeter cable trunking.
- Double glazed window units.
- Kitchen.
- 3 on-site car parking spaces.
- Good natural light
- Gas fired central heating.
- Cat II strip lighting.
- Male and female WC's.
- Own Entrance

Accommodation:

From our measurements we note the approximate floor areas (net internal area).

1st floor offices 952 sq ft 88.4 sq m

Proposed Works

Our client is proposing to undertake the following works:

- Recarpeting.
- Redecoration.

Lease

The premises are available by way of a new fully repairing and insuring lease direct from the landlord on terms to be agreed.

Rent

The premises are available at a quoting rent of £15,000 per annum (inclusive of parking) exclusive plus VAT, if applicable.

Service Charge

A reasonable service charge is applicable for necessary maintenance & repairs to external and common parts. Further details available from the agent.

Business Rate

Rateable Value	£10,000
Uniform Business Rate	£0.46 (expiring 31/03/09)
Business Rates Payable	£4,620 per annum, approx

Legal Costs

Each party to bear their own legal costs with regard to the transaction.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Mark Leah
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