

# GUILDFORD

## TWO SELF-CONTAINED OFFICE SUITES

2,050 & 8,335 SQ FT (190.4 & 774.3 SQ M) ON-SITE PARKING

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**PART 1<sup>ST</sup> FLOOR & ENTIRE 3<sup>RD</sup> FLOOR, CONNAUGHT HOUSE,  
ALEXANDRA TERRACE, GUILDFORD, SURREY GUI 3DA**

### To Let on New Leases

- On site car parking spaces.
- Town centre location.
- Comfort cooling.
- Perimeter heating.

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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## Location

The property is situated just off the upper High Street, Guildford close to the junction of London Road/Epsom Road. The property is within walking distance of all the town centre amenities including the main line railway station (approximately 10 minutes walk) and branch line service (London Road).

Immediately adjoining Connaught House is a large public pay and display car park. There are a number of additional car parks within walking distance. There are good transport road links from the locality to the A3 London to Portsmouth Trunk Road (approximately one mile) and onward to the national motorway network.

## Description

Connaught House was originally the regional headquarters of Lloyds TSB Group. The building has an entrance reception at ground floor with three substantial floors of office accommodation above. The available space comprises a self contained suite on the first floor together with the entire third floor. Both suites have been extensively refurbished previously and will be offered for immediate occupation either as laid out or subject to refitting back to an open plan format. As currently presented, the space has been divided to provide a mixture of open plan and individual office and meeting rooms together with kitchenette facilities. The premises have the benefit of comfort cooling.

The premises are available for occupation from the end of June 2008.

### Amenities:

- Generous entrance/reception area.
- 2 passenger lifts.
- Available with extensive current fit-out or refit back to open plan.
- Perimeter heating.
- Comfort cooling.
- Prominent building.
- On site parking.
- Kitchenette facilities.
- Well-located for full town centre amenities.

## Accommodation

The premises the following two suites:

First floor suite:	2,050 sq ft	(190.4 sq m)	1 car space
Third floor:	8,335 sq ft	(774.3 sq m)	6 car spaces
<b>Total</b>	<b>10,385 sq ft</b>	<b>(964.7 sq m)</b>	<b>7 car spaces</b>

## Lease

Each suite is available on a new full repairing and insuring lease for a term expiring 24th December 2015, subject to an upward only rent review on the 25th December 2010.

## Rent

Commencing rent £22 per sq ft per annum exclusive.

## Service Charge

A service charge applies covering the upkeep of the common parts and the structure of the building, together with all shared services. Full details upon request.

## Business Rates

1st Floor Suite:	£24,500	3rd Floor:	£89,000
Rates Payable	£11,781 p.a. (approx £5.75 p.s.f)	Rates Payable	£41,118 p.a. (approx £4.93 p.s.f)

## Viewing & Further Information:

Strictly by appointment with the sole lettings agents:

Nick Smith  
[nick@hurstwarne.co.uk](mailto:nick@hurstwarne.co.uk)  
 01372 360190

Peter Richards  
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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