

**MODERN AIR-CONDITIONED
OFFICES**

TO LET

**Owen Shipp**
COMMERCIAL

01483 450115

www.owenshipp.co.uk

EGi's Most Active Dealmaker - Surrey 2016/17



**GROUND FLOOR, FINANCE HOUSE
PARK STREET, GUILDFORD GU1 4XB**

Town Centre Location Close to Guildford Train Station

226.2 sq. m. / 2,435 sq. ft.

Air Conditioned

4 Allocated Parking Spaces



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
www.owenshipp.co.uk

FINANCE HOUSE, PARK STREET, GUILDFORD, GU1 4XB

Location

Finance House is located in a prominent town centre location close to Guildford's one-way system overlooking the River Wey. It is approximately 300m from Guildford Train Station, 150m from Guildford High Street and 1.5 miles from the A3 London to Portsmouth trunk road.

Description

Finance House offers modern, air-conditioned office accommodation, with on-site parking, in a town centre location. There is a shared entrance into the building and the available offices occupy the whole of the ground floor. The main suite benefits from windows on three aspects, providing plenty of natural light, and a private outdoor terrace alongside the suite.

These offices have 2.5m high suspended ceiling, housing recessed lighting and air-conditioning units. There are solid carpeted floors with perimeter trunking for power and data cables. Within the suite there is a tea point with sink and a dedicated server room. There is also a separate meeting room close to the entrance building. Four car parking spaces at the rear of the building are to be allocated with these offices, with more spaces available at an additional cost.

Accommodation

The accommodation is approximately:

Office Suite: 218.9 sq m / 2,355 sq ft

Meeting Room: 7.3 sq m / 79 sq ft

Rent

£22 per sq. ft.

Lease

A new full repairing and insuring lease is available for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

MAP



Internal Photo



EPC

Rating: E - 122

Rates

Rateable Value: £44,750

Rates Payable: £20,853.50 (2017/18)

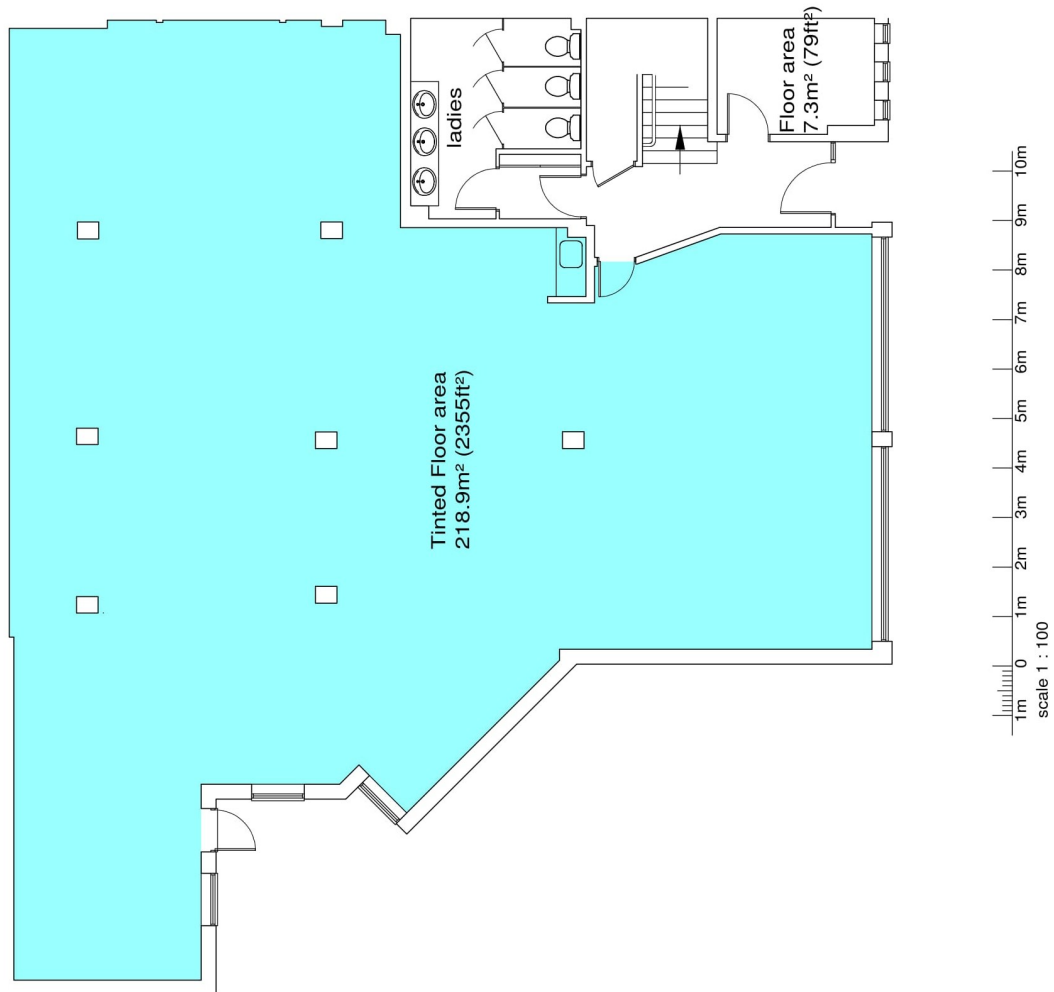
Viewing

Strictly by appointment with the sole agents:



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
www.owenshipp.co.uk

Floor Plan



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.