



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**HIGH QUALITY TOWN CENTRE OFFICES**  
5,166 sq. ft – 10,530 sq. ft (479.92 sq. m – 978.23 sq m)

**3 ONSLOW STREET, GUILDFORD, SURREY GU1 4YA**

- 
- Extensively Refurbished
  - VRF Air Conditioning
  - Regular Rectangular Shaped Floor Plates
  - Modern Entrance Hall
  - Excellent Natural Light
  - 14 Car Spaces

## LOCATION

3 Onslow Street is in the centre of Guildford, close to the junction of Woodbridge Road. Major occupiers in the immediate vicinity include Sanofi Aventis and Electronic Arts. Guildford mainline railway station is within 5 minutes walk and all shops, restaurants and other amenities are immediately at hand.

## ACCOMMODATION

The available accommodation comprises flexible regular floor plates. The 3<sup>rd</sup> floor provides modern refurbished open plan space, whilst the 4<sup>th</sup> floor provides space fitted out by the previous tenant, which may suit, can be altered to suit or can be cleared out altogether.

4 <sup>th</sup> Floor	5,166 sq. ft	479.92 sq. m
3 <sup>rd</sup> Floor	5,364 sq. ft	498.33 sq. m
<b>Total</b>	<b>10,530 sq. ft</b>	<b>978.25 sq. m</b>

The floors are accessed through a modern contemporary entrance hall and benefit from secure basement car parking.

## LEASE

The accommodation is available on a short term certain by arrangement.

## RENT

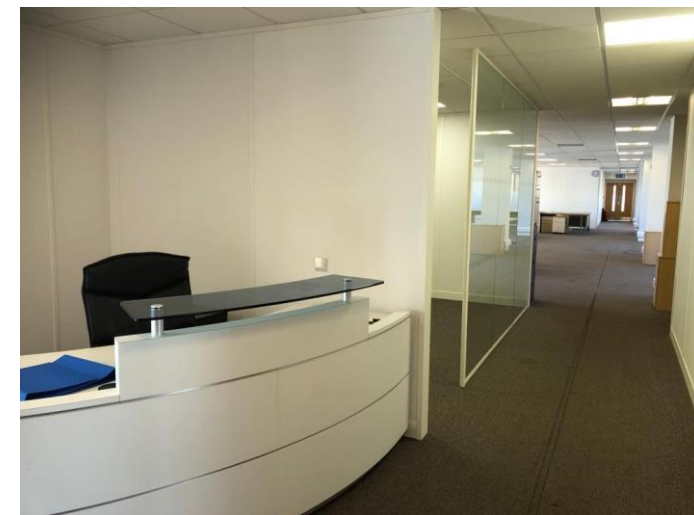
£19.50 per sq. ft per annum

## SERVICE CHARGE

£8.50 per sq. ft per annum

## LEGAL COSTS

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



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.

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