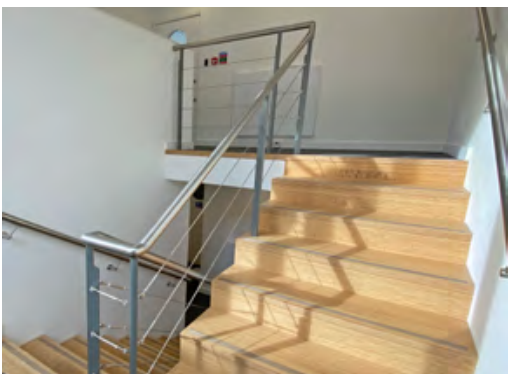


High Point Guildford

SYDENHAM ROAD, SURREY, GU1 3RX

- Open plan space
- Air conditioning
- Perimeter trunking
- Kitchen facilities
- Shower
- Bicycle racks
- 2 Car parking spaces

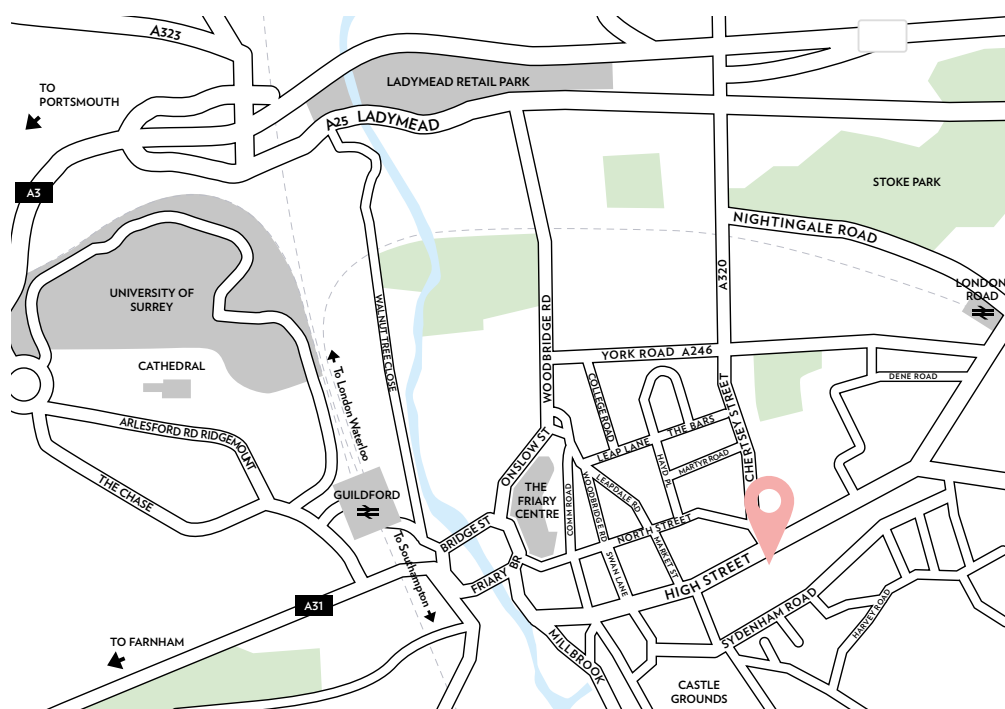


Two high quality contemporary office suites
576 sq ft (53.51 sq m) and 1,232 sq ft (114.45 sq m)

Location

Guildford is the county town of Surrey, located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow & Gatwick airports are within 35 miles.

Guildford is home to a large number of corporate government and professional organisations, and High Point is located in the heart of this exciting, affluent area with easy access to an excellent range of shops, bars and restaurants.



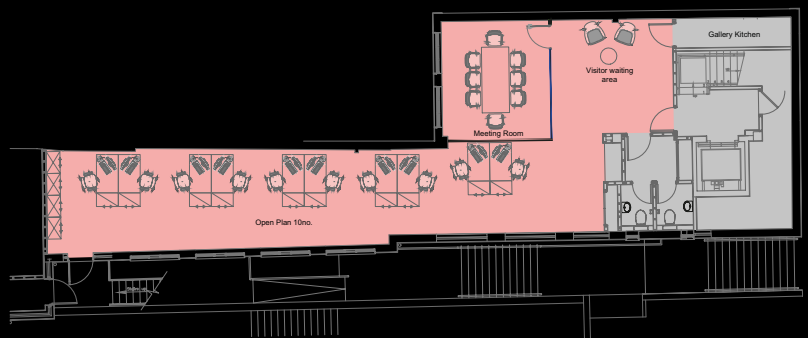
Accommodation

High Point has been extensively refurbished to provide high quality, contemporary accommodation over tiered floorplates. There are two suites available, the penthouse suite on the 4th floor of the building and a self contained suite on the second floor. Both suites are arranged in open plan and have their own kitchen facilities.

Floor areas

Floor	Area (sq ft)	Area (sq m)
Fourth	576	53.51
Second	1,232	114.45
Total	1,808	167.96

Potential second floor layout



Not to scale. For indicative purposes only.

Further information

Terms

The property is available immediately on a new lease for a term to be agreed.

Rent

4th Floor - £16,500 pax.
2nd Floor - £30,800 pax.*

*Both Rent and Service charge attract VAT

Service charge

The service charge currently runs at £6 psf.*

Legal costs

Each party is responsible for their own legal costs.

Contact

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