



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE OFFICE SUITE

1,699 sq. ft. (157.84 sq. m)

Friary Court, 13-21 High Street, Guildford, Surrey GU1 3DG



- Fully Fitted Suite
- Air Conditioning
- Raised Access Floor
- Modern Entrance Hall
- Excellent Natural Light
- 4 Car Spaces
- Shower Facilities

LOCATION

Friary Court is located at the western end of the High Street in the heart of Guildford Town Centre with all its attendant amenities.

Guildford mainline railway station, which has excellent connections to London (Waterloo) (fastest journey time 35 minutes) and all of the South East England, is within 5 minutes walking distance of the property.

Road communications are excellent with the main A3 London to Portsmouth trunk road connecting to the M25 at Junction 10 and hence the national motorway network.

ACCOMMODATION

Friary Court comprises a distinctive office property arranged over four floors part of which straddles Millbrook as it joins the central one-way system. The available accommodation comprises a suite on the fourth floor which is arranged mainly in open plan, but with a couple of private offices.

The suite has a net floor area as follows:

AVAILABLE	SQ FT	SQ M
4 th Floor Office	1,699	158

RENT

£42,000 per annum exclusive

LEASE

The accommodation is available on a new lease for a term by arrangement.

SERVICE CHARGE

TBA

RATES

Rateable Value: £26,750.00

Rates Payable (20/21): £13,348.25

EPC

B - 43

LEGAL COSTS

Each party to bear their own legal costs



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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