




Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PRIME TOWN CENTRE OFFICE SUITE
2,040 Sq. ft (189.52 Sq m)

FULLY FITTED GROUND FLOOR OFFICE, PANNELL HOUSE, GUILDFORD, SURREY GU1 4HN

- 
- 2 Minutes from Mainline Station
 - Fully Fitted High Quality Grade A Office
 - Minimal Move in Costs
 - Air Conditioning and Raised Floors
 - Impressive Reception
 - High Quality Common Parts
 - 3 Car Parking Spaces
 - Showers

LOCATION

The property is located in Park Street in the heart of Guildford Town Centre, all amenities are close to hand and the building is two minutes walk from Guildford mainline railway station which has excellent fast connections to London Waterloo. The A3 connecting with the M25 is within one mile.

ACCOMMODATION

Pannell House has recently been totally refurbished to a high standard throughout. The available accommodation comprises part of the ground floor of Pannell House. The suite is currently fully fitted to provide a large open plan work area, one office, a large meeting room and a kitchen/break space. The suite has excellent natural light and a full-length window frontage.

FLOOR AREA

Ground Floor	2,040 sq. ft	190 sq m
--------------	--------------	----------

TERMS

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

RENT

£70,000 pax

RATES

Rateable Value: £50,000

Rates Payable: £24,550

SERVICE CHARGE

Current service charge is £8.50 sq. ft per annum

EPC

B (29)

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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Peter da Silva

T: 01483 300 176

M: 07905 146 953

E: pds@owenisherwood.com