

FITTED OFFICES TO LET

GUILDFORD

PART FIRST FLOOR

BUILDING 2

GUILDFORD BUSINESS PARK



Description

The premises are located on Guildford Business Park, a landmark HQ destination on the edge of Guildford town centre, well connected positioned next to the University of Surrey and has excellent road and rail access. There is a shuttle bus service provided by GPB for employees to get to and from the mainline station to the town centre and there is on site café serving hot and cold food and drinks during working hours.

Accommodation

The premises are arranged as mainly open planned office accommodation with 2 meetings rooms, several work pods and a separate kitchen/break out area.

NIA 3,057 sq. ft. (284 sq. m)

Specification

The first floor is accessed by passenger lifts from the staffed reception. The building specification includes on site café, shower facilities, cycle store, 10 car parking spaces, VRV heating and cooling system and energy efficient LED light fittings.

Lease

The premises are held under an existing lease expiring November 2030 with a tenant only break in December 2026. Grant for subtenancy or a new lease is available subject to negotiation.

Rent

£113,328

per annum exclusive.

Subject to Contract

Business Rates

£44,772 per annum.

Service Charge

£40,666.16 per annum.

EPC

The property has an EPC rating of A 18. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Availability

The premises are available immediately with vacant possession.

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Darren Coleman 07970 796470
darren.coleman@greenpartners.co.uk

Or, **Owen Isherwood**, contacting:

Adam Fenney 01483 300176
adam@owenisherwood.com