

TOWN CENTRE

OFFICES



FIRST FLOOR OFFICES
with CAR PARKING SPACE
TO LET

1,200 sq ft (110 sq m) approx.



14 & 16 HAYDON PLACE • GUILDFORD • SURREY • GU1 4LL

LOCATION:

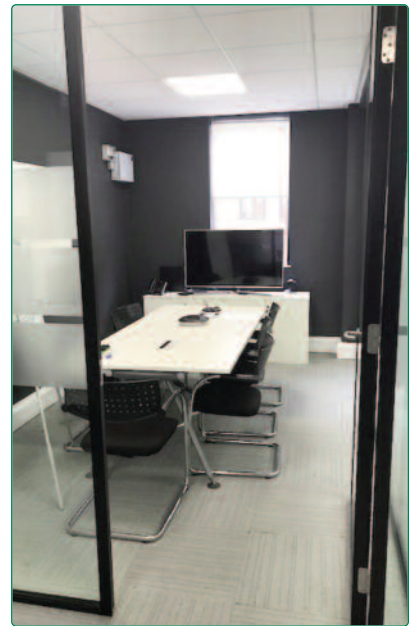
The offices are located just off North Street benefitting from convenient access to Guildford town centre shops and amenities including Waitrose. Additionally both Guildford mainline and London Road railway stations are within 10 minutes' walk providing regular services to Central London (Waterloo).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION:

The offices are accessed directly off Haydon Place and have been comprehensively refurbished to include air conditioning/comfort cooling throughout providing broadly open plan accommodation together with a private meeting room.

ACCOMMODATION: Ground floor 1,200 sq ft 110 sq m

TERMS: New Flexible Lease on terms to be agreed.

RENT: £35,000.00 per annum exclusive of Rates and Service Charge.

SERVICE CHARGE: The anticipated on-account service charge to the year ending Dec/2023 will be approx £5,500.00 per annum.

CAR PARKING: One car parking space.

NOTE: The premises are conveniently located for access to town centre car parks.

BUSINESS RATES: Rateable Value: £21,000.00
Rates Payable: £10,500.00 for the 2022/2023 financial year.

LEGAL COSTS: Each party to bear their own legal and professional costs.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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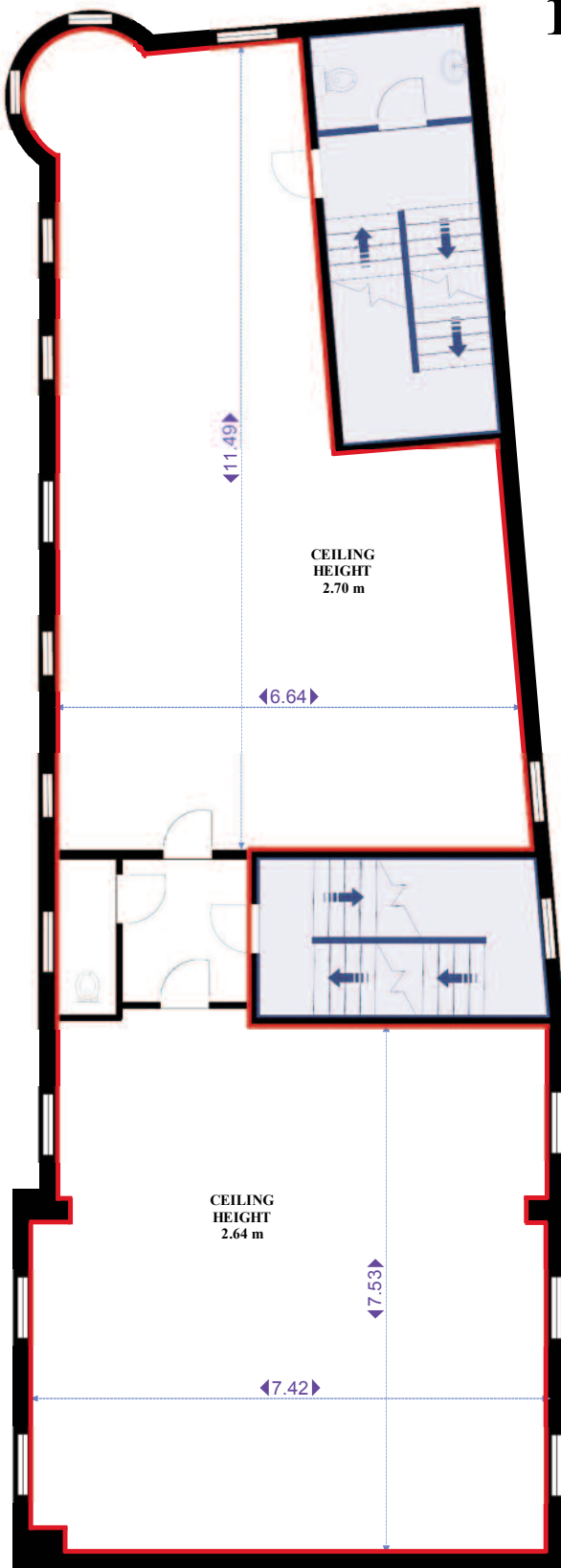
NOTE:

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SCALE 1:100 on A4

METRES					
1	2	3	4	5	6



FIRST FLOOR



R.E.S. 13/9/2016
REF : 14614
T: 01932 567 500