



OFFICES PREMISES
(MAY ALSO SUIT DOCTORS, DENTISTS AND
MEDICAL CONSULTANTS - SUBJECT TO PLANNING)

with CAR PARKING SPACE

404 sq ft (37 sq m) approx.

TO LET (NEW LEASE)



15 LONDON ROAD

GUILDFORD • SURREY • GU1 2AA

LOCATION:

The subject premises are located on London Road in Guildford close to London Road Railway Station, the New GLive Entertainment Venue plus Shops, Restaurants, Sports amenities.

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

T: 01483 538131 F: 01483 557549

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

15 LONDON ROAD

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DESCRIPTION: The premises comprise a newly refurbished office suite with underfloor Heating, Kitchen and WC facilities.

ACCOMMODATION: [All areas are net internal and approximate]

Side access and stairs to lower ground floor offices which are arranged in 2 x separate but linked areas as follows:-

Total 404 sq ft (37 sq m)

AMENITIES:

- Fully Fitted Kitchen
- W.C. Facilities (shared)
- Shower
- Tiled
- Ample Power Points
- Central Location
- One Car Parking space
- Underfloor Heating



LEASE TERMS: The premises are available by way of a new Lease for a period to be agreed – flexible terms will be considered.

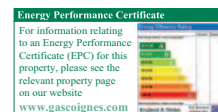
RENT: £1,000.00 pcm to exclude Business Rates and Utility Costs.

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

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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