

GROUND FLOOR OFFICE SUITE

with PARKING

968 sq ft (90 sq m) approx.

TO LET



THE OLD COACH HOUSE • WHARF ROAD • GUILDFORD • SURREY GU1 4RP

LOCATION:

The premises are located off Wharf Road, which provides access adjacent to the cricket ground to Woodbridge Road, with Guildford town centre only a few minutes walking distance.

The premises are also within walking distance of Guildford mail line station with a journey time to London Waterloo of approx. 40 minutes. The town is readily accessible from the A3 and the M25 (Junction 10) is 7 miles to the north-east, providing access to Heathrow and Gatwick airports.

Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

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



DESCRIPTION: The subject property comprises a ground floor office suite, arranged in a largely open plan area. The offices have the benefit of good natural light, with part of the area being beneath a glazed roof. Two car parking spaces are provided within the lease, although the present occupier double-parks, with permission from the landlord, who occupies a small suite at first-floor level.

ACCOMMODATION: [all areas are Net and approx.]
OFFICE: 968 sq ft (90 sq m)

LEASE DETAILS: An assignment of a lease expiring in September 2017, with a rent review in September 2007 and a tenant's break clause in September 2012.

RENT: The current passing rent is **£22,500.00** per annum exclusive.

VAT: All prices, outgoings and rentals referred to within these details do not include VAT, which may be chargeable

RATES: [see also: www.voa.gov.uk]
Description: Offices & Premises
Rateable value: £14,750.00
UBR: (2007/08) 0.444p in the £
Rates payable: **£6,549.00** per annum approx.

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

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

Contact:
Andrew Russell
andy@gascoignes.com



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NOTE:

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