



- Newly Refurbished
- Town Centre Self Contained
- Modern Office Building
- With Car Parking



Abbot House

Pilgrims Court, Sydenham Road, Guildford, Surrey

3,108 sq ft (288.76 sq m) To Let

Location

Abbot House is situated in Guildford town centre on Sydenham Road which runs parallel with the High Street. All town centre amenities are immediately at hand with Guildford mainline railway station within easy walking distance.

Communications

By Road

London	40 mins
Heathrow Airport	20 mins
Gatwick Airport	35 mins
Portsmouth	40 mins

(Approximate times)

By Rail

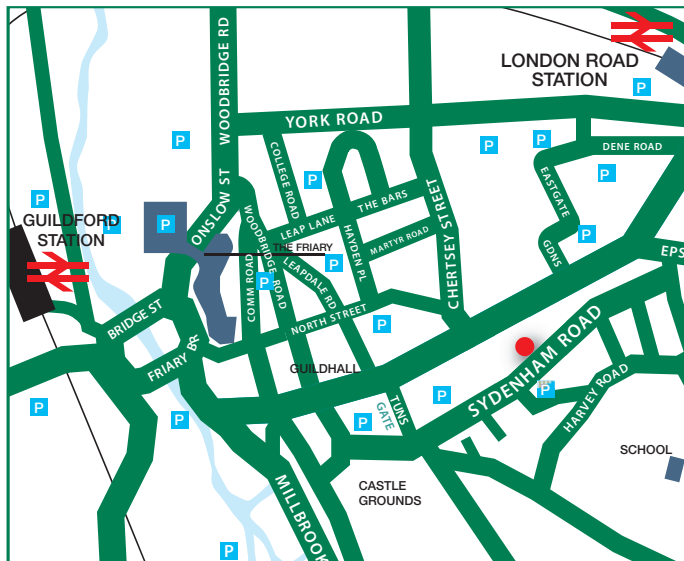
London Waterloo	38 mins
Gatwick Airport	39 mins
Reading	35 mins

(National Rail figures)



Description

The premises comprise a modern refurbished self contained office building in a central location and is arranged over 3 floors, with a reception area on the ground floor and stairs leading to the first and lower ground floors. The accommodation is offered in an open plan layout and the lower ground floor benefits from excellent natural light with access to a rear outside area. There is parking for 3 vehicles to the rear of the building.



Amenities

- Newly Refurbished
- Gas Central Heating
- Category II Lighting
- Entryphone System
- 3 Car Parking Spaces
- Suspended Ceiling
- Fully Carpeted
- Raised Access Floors
- Can be air conditioned if required

Accommodation

We calculate the approximate net internal floor areas to be as follows:

	sq ft	sq m
First Floor	1,287	119.57
Ground Floor	311	28.89
Lower Ground Floor	1,510	140.29
Total	3,108	288.76

Terms

The premises are available on a new full repairing and insuring lease for a term by arrangement.

Rent

On application.

Legal Costs

Each party to be responsible for their own legal costs.

Contact:

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