



MODERN OFFICE SUITE

1400 sq ft NET approx

TO LET



PRIOR HOUSE (FIRST FLOOR)

SYDENHAM ROAD • GUILDFORD • SURREY • GU1 3RX

LOCATION:

Prior 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.

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

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PRIOR HOUSE (FIRST FLOOR)

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DESCRIPTION:

The subject suite is located in the top floor and extends to some 1400 sq ft approx.. The suite benefits from good natural light, raised floors, carpeting and suspended ceilings with recessed lighting. The floor is arranged principally in open plan format with 3 x private offices located towards the front of the office. Access is to the rear of the office. There are male and female wc facilities which are to be shared with the present occupiers.



ACCOMMODATION: (Net and approx.)

First floor: 1400 sq ft

AMENITIES:

- New lease/flexible terms
- Central Guildford location
- Carpeting
- Suspended ceilings
- Recessed lighting
- Open plan and partitioned offices

TERMS:

The premises are available on a new lease for a term to be agreed.

RENT:

£25,000.00 per annum subject to terms and exclusive of Rates and Service Charge.

RATES:

To be advised.

SERVICE CHARGE:

The service charge for the year July 2009 – July 2010 was £5,300.00.

VAT:

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

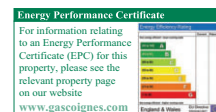
VIEWING:

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



Andrew Russell
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