

TO LET

Central Guildford Office Space

Saxon House, 28 Castle Street, Guildford, Surrey, GU1 3UW

Key Features

- Net Internal Area 1,678 Sq Ft (155.89 Sq M)
- Adjacent to Guildford High Street
- On-site Parking
- Walking distance to Local Amenities
- Air Conditioning
- Intruder Alarm



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Saxon House is prominently located in Guildford town centre, opposite the historic Guildford Castle, providing convenient access to a wide range of shops, cafés and restaurants. Guildford High Street is within easy walking distance, while Guildford Castle and its attractive surrounding gardens are situated directly opposite the property.

Guildford Railway Station is also within close proximity, providing regular services to London Waterloo in approximately 35 minutes. The property benefits from excellent road connections, with the A3 providing direct access to London, the M25 and the wider South East.

Description

Located off Castle Street, Saxon House is an attractive office building arranged over two floors, providing well-presented office accommodation. The property benefits from good on-site parking, a fitted kitchen, LED lighting and air conditioning throughout.

Terms

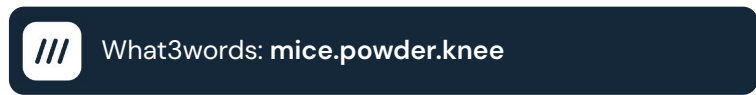
Available by way of a new full repairing and insuring lease for a term to be agreed at £65,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	892	82.87
First Floor	786	73.02
Total Net Internal Area	1,678	155.89

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (33)

Rateable Value

Rating £30,250
Source www.voa.org.uk

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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