

1 Milkhouse Gate
Guildford
Surrey
GU1 3EZ

LAST REMAINING SUITE TO LET



QUALITY REFURBISHED OFFICE SUITE AVAILABLE 246 sq.m (2,647 sq.ft)

LOCATION

The premises are situated fronting Tunsgates which is located just off the pedestrianised High Street in Guildford at the heart of the town centre. All local amenities and facilities are within a couple of minutes walk.

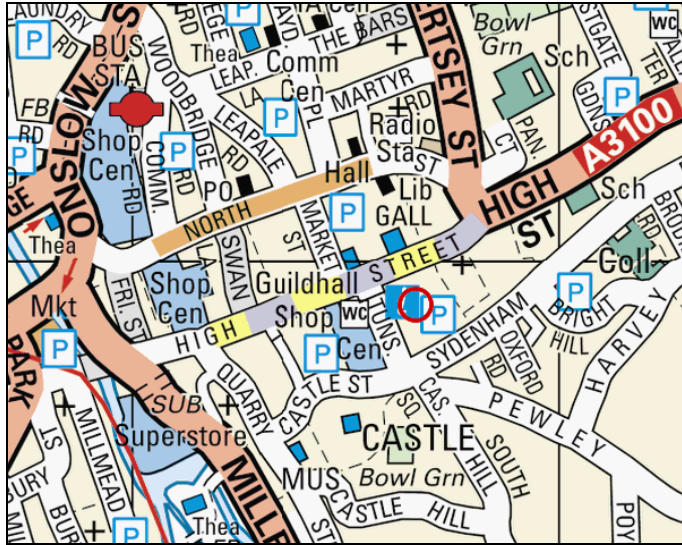
Guildford is strategically positioned to benefit from a variety of companies who require easy vehicular access to the A3 which provides direct access to the M25 (Jct10) and the national motorway network beyond. There is a regular mainline service to and from London Waterloo from Guildford railway station which is a five minute walk from the property with a journey time of approximately 35 minutes (fastest journey time).

Washington House 40-41 Conduit Street London W1S 2YQ **0207 851 2100** Fax 0207 851 2101
sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



SPECIFICATION

The available accommodation briefly benefits from the following specification:

- Air conditioning cassettes
- Suspended ceilings
- Floor boxes
- Secure car parking to the rear
- Kitchenette

ACCOMMODATION

The accommodation is located on the corner of Milkhouse Gate and Tunsgate. The available suite is self-contained and is situated on the first floor. The accommodation extends to the following approximate dimensions and floor areas: -

Suite 1	246 sq.m	2,647 sq.ft
Suite 2	Let	
Suite 3	Let	
Suite 4	Let	
Total	246 sq.m	2,647 sq.ft

TENURE & TERMS

The suite is available by way of a sub-lease, terms of years will be considered.

RENT

The quoting rent for the accommodation is £20 per sq.ft

RATES

All interested parties should verify rating with the local authority direct.

POSSESSION

Immediate upon completion of legal formalities.

CODE OF PRACTICE

The landlord accepts the principals of the Code of Practice for Commercial leases in England and Wales. Alternative lease terms are available on request. A copy of the Code can be obtained from the Royal Institution Of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 020 7695 1535, Fax 020 7334 3795 or alternatively from the website: www.commercialleasecodeew.co.uk

VIEWING & FURTHER INFORMATION

To arrange an accompanied viewing or for further information, please contact the sole letting agent:-

Contact : Dave Windross / Oliver Shimmen
 Tel : 020 7851 2100
 E-mail : dave.windross@sandersonweatherall.com
oliver.shimmen@sandersonweatherall.com

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Misrepresentation Act: 1967

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Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991:

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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