

TO BE REFURBISHED



Ashbourne House

The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

Part second floor office

4,622 sq ft

(429.40 sq m)

- New suspended ceiling with LED lighting
- Male, female and disabled WC's on each floor
- New carpet and floor coverings
- Fully accessed raised floors with floor boxes at a ratio of 1:10 sq.m.
- Redecorated throughout
- Double height reception area
- 20 on site car parking spaces (a ratio of 1:225 sq.ft.)
- Manned reception between 7 a.m. to 7 p.m.

Summary

Available Size	4,622 sq ft
Rent	£27 per sq ft
Rates Payable	£9.04 per sq ft
Rateable Value	£79,432
Service Charge	£14.72 per sq ft
EPC Rating	Upon Enquiry

Description

Ashbourne House sits at the north of the Guildway Business Park which comprises four buildings totalling 118,000 sq.ft., the subject property was constructed in 2002 and comprises three floors providing L shaped floor plates accessed from a double height glazed atrium with reception, stairs and lift serving each floor.

The available accommodation is on the part second floor comprising 4,500 sq.ft. which is about to be refurbished to a Grade A specification.

Location

Ashbourne House and the Guildway Office Park are located approximately 1.5 miles south of Guildford town centre on the Old Portsmouth Road (A3100), from Guildford town centre both the A31 and A3 can be joined as well as to the south of the subject property is Godalming. Next door to the Guildway is Artington Park & Ride which provides quick and easy access into the centre of Guildford.

Terms

Further terms available upon request.

Connections

By Car

Guildford town centre - 1.5 miles

A3 - 2.5 miles

M25 Junction 10 - 10 miles

Heathrow Airport - 23 miles

Gatwick Airport - 24 miles

Central London - 30 miles

By Rail

Guildford to London (Waterloo) - 32 minutes

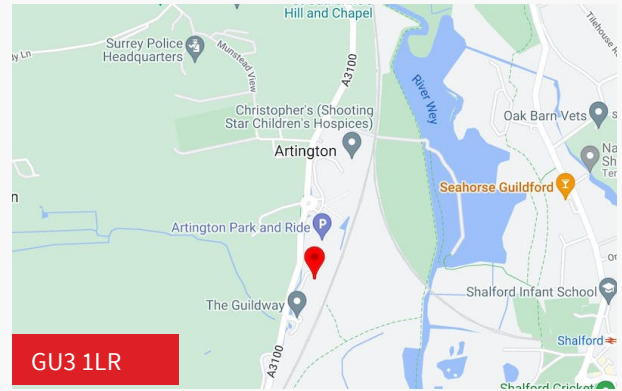
Guildford to Gatwick - 40 minutes

Guildford to Portsmouth - 54 minutes

Distance and times are approximate

Anti Money Laundering

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