



Owen
Isherwood
CHARTERED SURVEYORS

1st & 2nd Floor 7-11 Bridge Street, Guildford Surrey, GU1 4RY

TO LET | 4,840 SQ FT (449.65 SQ M)

Location

The property is located in Guildford Town Centre on Bridge Street, the main one way system, with access to Guildford Mainline Station and retail offering. There is a pay & display car park in Bedford Road to the rear with c 70 spaces.

Description

The accommodation is above Tesco with a separate entrance on Bridge Street in a three storey building.

The first floor is laid out as demountable partitioned offices, with toilets and a lift that serves the basement. The basement has rear access from Frys Passage. In addition, the second floor provides further office space via stairs from the 1st floor.

Accommodation

Name	sq ft	sq m	Availability
1st	3,016	280.20	Available
2nd	521	48.40	Available
Basement - Storage	1,303	121.05	Available
Total	4,840	449.65	

Terms

New Lease

Rent

£55,000 per annum + VAT

Rates & Charges

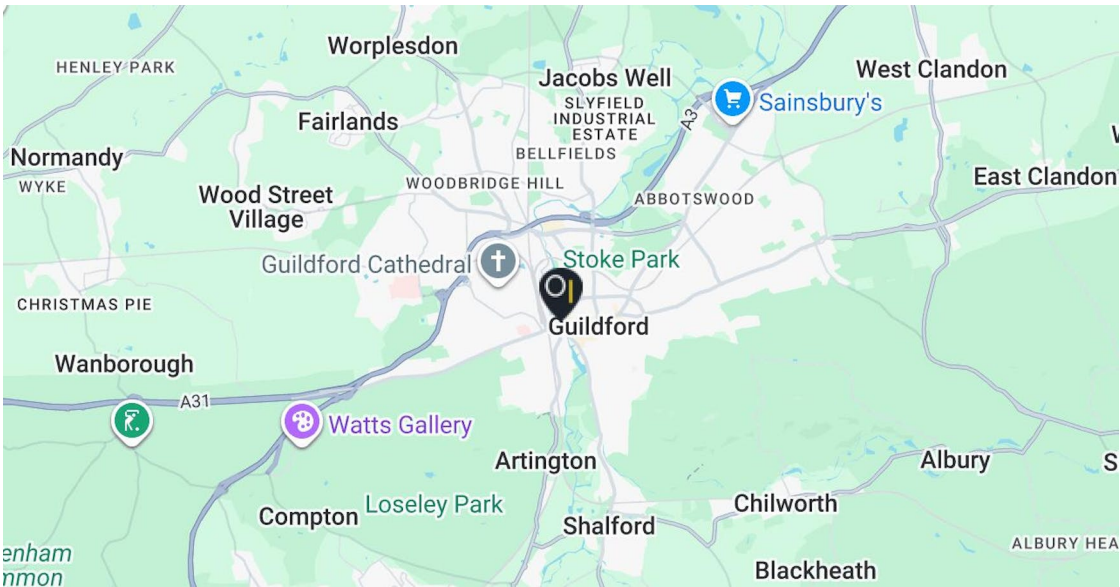
Rateable value: £56,000
Rates payable: £30,800 per annum

EPC

The property has 3 valid EPCs, expiring November 2032:
Basement - B 41
First Floor - B 35
Second Floor- B 34

Current Use

The curent planning use is Class D1, the premises would be suitable for educational, gym, offices or medical uses.



Contact

Peter Bellion
T: 01483 300 176
M: 07905 419795
E: pab@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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