



Owen  
Isherwood  
CHARTERED SURVEYORS

First Floor Office, Portsmouth House, 1 Portsmouth Road, Guildford, GU2 4BL

**TO LET | 1,320 SQ FT (122.63 SQ M)**

## Modern, open-plan office premises in central Guildford.

- Central Guildford Location.
- First Floor Office Premises.
- On-site parking available.
- Intercom system from front door.
- Situated close to main High Street and amenities.
- Communal WC units.



## Location

Portsmouth House is located in Guildford Town Centre at the intersection of Portsmouth Road (A 3100) and the High Street. The shops, restaurants and amenities of the town centre are within close walking distance. This property is well located for transport links, situated close to the gyratory system and less than 5 mins walk from Guildford's mainline station.

## Description

A first floor office premises offering ample natural light, a large office area, and allocated kitchenette/break area for staff. The premises come with a full intercom system, on-site parking for one vehicle, and common areas maintained by the landlord. WC units are communal.

## Accommodation

Name	sq ft	sq m	Availability
1st	1,320	122.63	Available
<b>Total</b>	<b>1,320</b>	<b>122.63</b>	

## Terms

New Lease

## Rent

£30 per sq ft + VAT.

## Rates & Charges

Rateable value: £25,750

## EPC

B (50)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Kieran Morgan

T: 07904377405

M: 01483 300176

E: Kieran@owenisherwood.com

### Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.