



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE – 161 - 5,189 SQ FT (14.96 - 482.06 SQ M)
Old Millmead House, Millmead, Guildford, Surrey, GU2 4BB

DESCRIPTION

A town centre office building, providing small refurbished office suites, available on a flexible lease term (6 monthly break options) at a rent inclusive of service charge and utilities.

LOCATION

The building occupies a good town centre location overlooking the River Wey. It is a short walk from the railway station and retail area and forms part of a complex of buildings occupied by Guildford Borough Council.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
G11	248	23
101	194	18
102	226	21
103	344	32
104	140	13
105	248	23
106	226	21
107	194	18
108	441	41
109	194	18
TOTAL	5,189	482

AMENITIES / OPPORTUNITY

- Period office building with small refurbished suites
- Internet and data connectivity available immediately
- Convenient town centre location
- Shared kitchen & WC facilities
- EPC - C (73)

RENT

£27.00 - £30.00 Per sq ft

RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

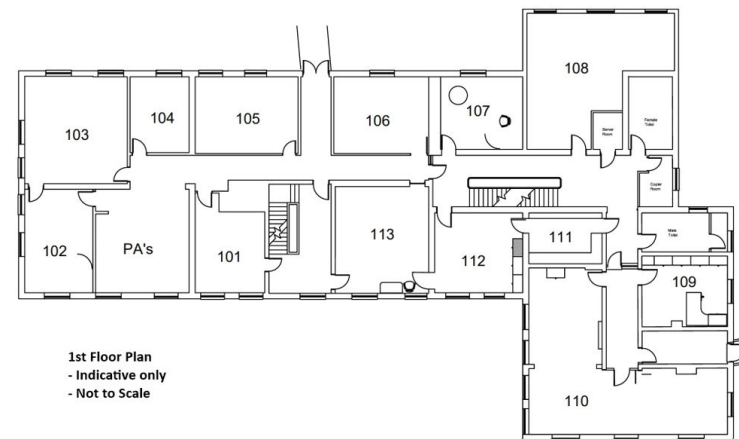
VAT will be chargeable on the terms quoted.

LEGAL COSTS

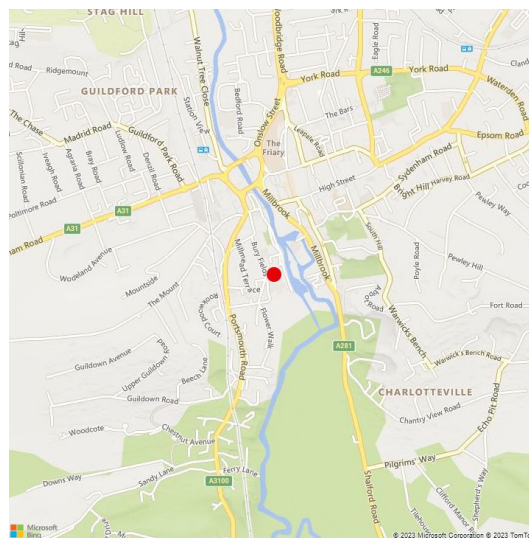
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



1st Floor Plan
- Indicative only
- Not to Scale



VIEWINGS –

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