

The logo for SHW, consisting of the letters 'SHW' in white, bold, sans-serif font, set against a solid orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

OFFICE – 1,221 SQ FT (113.43 SQ M)

32 High Street, Guildford, Surrey, GU1 3EL

DESCRIPTION

32 High Street provides high quality office accommodation in the heart of Guildford. The property benefits from a dedicated office entrance off the High Street & consists of three office suites. The available accommodation is the 1st floor front suite which overlooks the High Street & benefits from excellent natural light. The existing fit out provides open plan space together with a meeting room & its own kitchen. The suite has the use of two car parking spaces located a short walk away & accessed off Mill Lane.

LOCATION

The building boasts a prime High Street location in the heart of Guildford, offering excellent visibility and footfall. It is conveniently situated just a 7-minute walk from Guildford mainline station, providing easy access to London and surrounding areas, making it ideal for businesses seeking a well-connected and high-profile presence.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor Front	1,221	113.43
TOTAL	1,221	113.43

AMENITIES / OPPORTUNITY

- Fitted 1st floor suite
- High Street location
- Character offices with excellent natural light
- Comfort cooling, pendulum lighting and perimeter trunking
- Car parking - 2 spaces
- EPC - D (89)
- Kitchen and meeting room

RENT

£30,000 Per annum

RATES

Rateable Value (2023) £23,750
 Rates payable (2025/26) £11,851.25 based on multiplier of 49.9p in the £

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 D.



First Level



VIEWINGS –

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