

Upper Ground Floor



18 Farnham Road, Guildford

Guildford, Surrey, GU1 4XA

Excellent Offices to Let

Size	1,500 sq ft (139.35 sq m)
Rent	£33,000 per annum
EPC Rating	This property has been graded as 61(C)

Key Points

- › Town Centre Offices
- › Air Conditioning
- › Recessed Lighting
- › Perimeter Trunking
- › Close to Railway Station

Location

18 Farnham Road is located in the town centre less than 5 minutes walk from the mainline railway station and the excellent shopping, leisure and restaurant facilities.

Description

The self contained office building comprises office accommodation together with stores and ancillary areas. The accommodation is of brick construction with a feature glazed entrance. The offices benefit from air conditioning and recessed lighting whilst there is perimeter skirting trunking to all office areas.

Accommodation

The available accommodation comprises the upper ground floor which provides mainly open plan space, although 2 private offices have been created by non structural partitioning and the floor has a kitchenette and its own reception area.

The net floor area is 1500 sqft (139.35 sqm) approx.

Leases

The premises are available on a new lease for a term to be agreed.

Rent

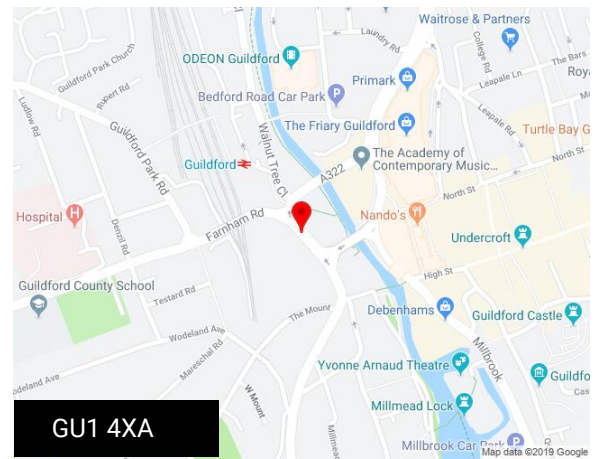
£33,000 pax (£22.00/sqft)

Rates & Service Charge

The business rates payable equate to approx. £6.25/sqft per annum and service charge is approximately £4.50/sqft per annum.

EPC Rating

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Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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