

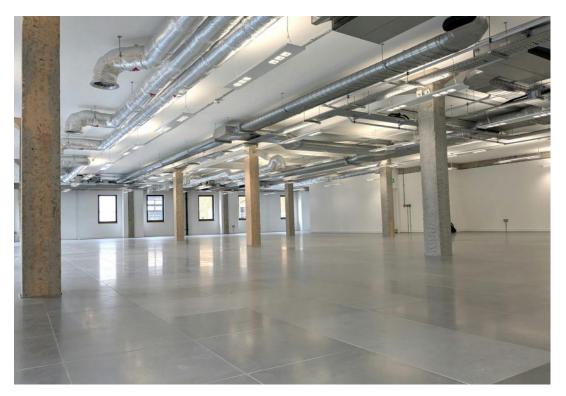
Owen Isherwood CHARTERED SURVEYORS

Crossweys House, 28-30 High Street, Guildford, GU1 3BT TO LET | 1,500 TO 5,307 SQ FT

# Grade A Office In Central Guildford

- Flexible Floor Plates Can Be Split Into Smaller Suites
- Competitive Quoting Rent -£25psf
- Central Location
- Shower Facilities
- Bicycle Rack
- Newly Refurbished
- EPC Rating B











#### Location

Crossweys is located at the bottom of the High Street, near to all of the great resources which Guildford has to offer. Guildford mainline train station can be be reached on foot in 5 minutes, which provides fast services to London Waterloo.

### Description

This 1st floor office has recently been refurbished to provide high quality office space in the heart of Guildford Town Centre. All installations such as the air-conditioning system, intercom, common parts, showers etc. are new and unused. Included with this office suite are 3 secure parking spaces and the floor can be split into smaller suites of c. 1,500 sq. ft.

Available immediately and quoting rent at £25psf is extremely competitive considering the quality of space on offer.

#### Accommodation

Name	sq ft	sq m	Availability
1st - Floor	5,307	493.04	Available
Total	5,307	493.04	

# Rent

£25 per sq ft Subject to VAT

# **Rates & Charges**

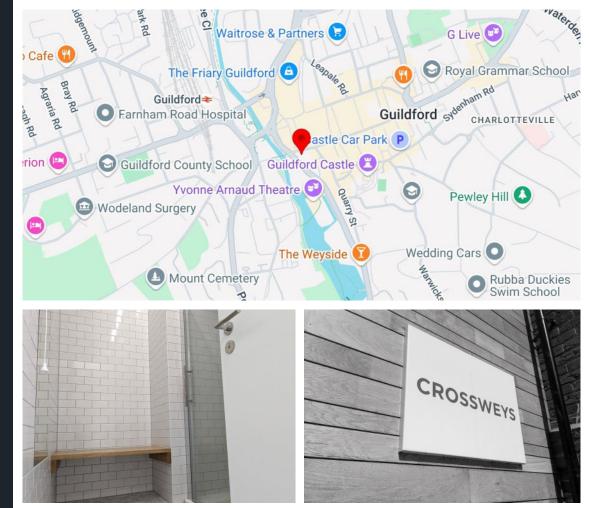
Service charge: £6.33 per sq ft

#### EPC

B (38)

# Legal costs

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



# Contact

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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

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