

**GRADE A 1<sup>ST</sup> FLOOR OFFICES**  
**On a new sub-lease available in**  
**the 1<sup>st</sup> Quarter 2021**  
**TO LET**

**Kingstons**

Commercial Property Consultants

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**3 GUILDFORD BUSINESS PARK, GUILDFORD, SURREY GU2 8XG**

- 7 car parking spaces
- Building reception
- Full access raised floors
- Air-conditioned
- Passenger lift
- Access to showers & toilets

**2,160 sq ft (200.87 m)**

*Kingstons is the trading name of Kingstons (Guildford) Limited  
Registered in England and Wales No. 6204957 at  
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU  
[www.kingstons.net](http://www.kingstons.net)*

## Location

Guildford Business Park is one of Guildford's most prominent and recognizable business parks situated overlooking the A3 By Pass. Other tenants on the Park include Linden Homes, DJO Global International, Colgate Palmolive and Philips. The Park has a dedicated shuttle bus service which runs to and from Guildford town centre and train station, enabling excellent access for staff and visitors alike. The Park has an on-site café providing options for breakfast and lunch.

## Description

The office suite is located on part of the 1<sup>st</sup> floor of Building 3 and will be delivered in an open plan format in the 1<sup>st</sup> Quarter of 2021. The sub-tenant will have access to the toilets overlooking the atrium style entrance to the building as well as showers and cycle lockers.

## Terms

A new sub-lease available until the end of September 2024 at an all-inclusive rent of **£70,000 per annum**. The rent to include all utility, service charge, Business Rates and other services.

## Energy Performance Certificate

The building has an EPC Rating of C55.

## Legal Costs

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

## Viewings:

Strictly by prior arrangement with sole letting agents:

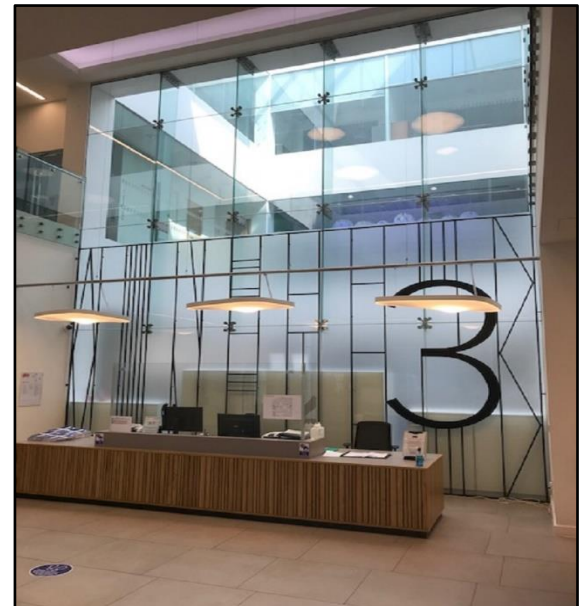
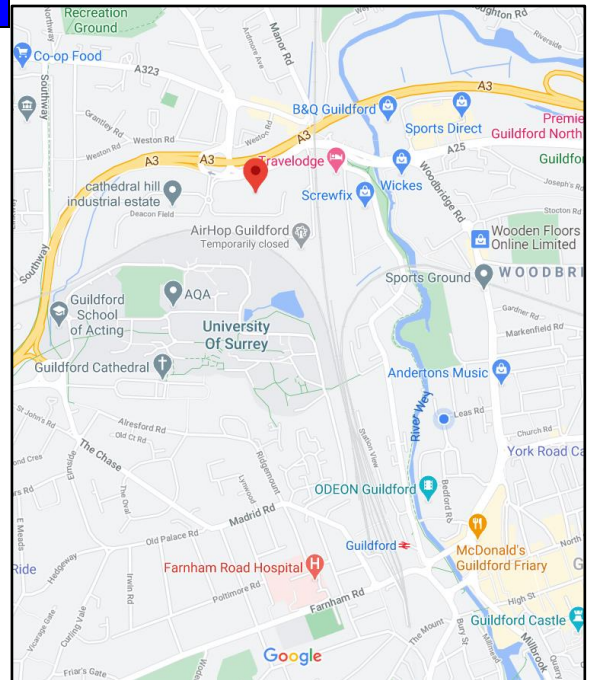
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*Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.*

*Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.*



**Reception / atrium area**



**Office space to be refurbished**