

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

TOWN CENTRE 1ST FLOOR REAR OFFICE SUITE

TO LET

650 SQ FT (60.38 SQ M) NIA



HADLEIGH HOUSE, 232 HIGH STREET, GUILDFORD, SURREY GU1 3JF

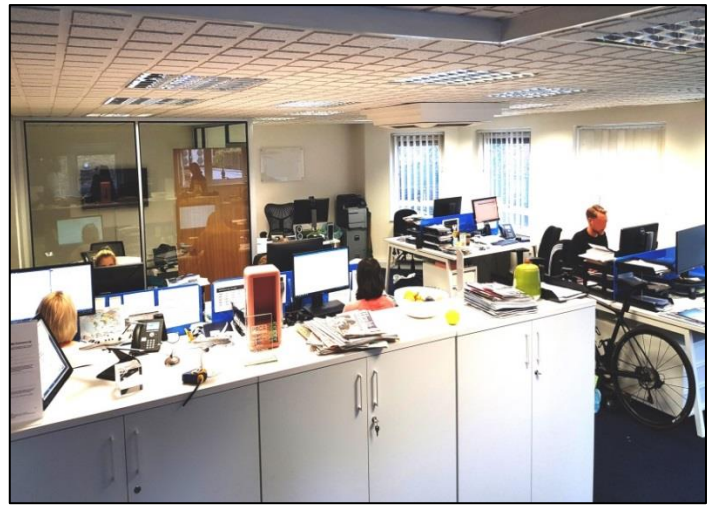
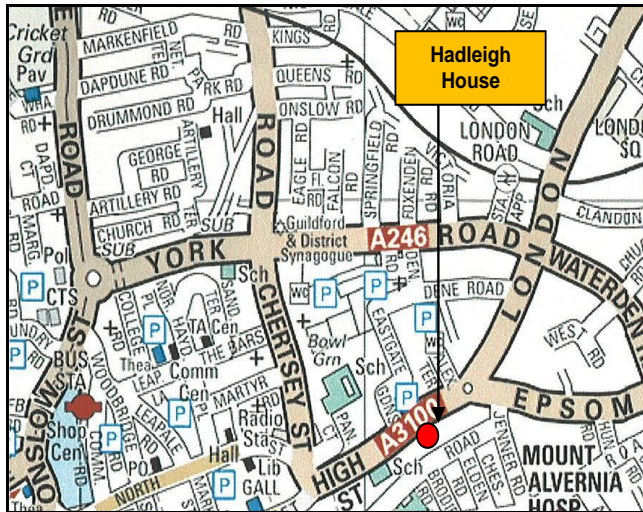
- Upper High Street location
- Close to all restaurants and retail areas
- Bright business suite with separate glass walled meeting room
- Kitchenette
- Shared male & female toilets
- Entry phone system
- 2-minute walk from G Live

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 Tel: 01483 572999

Website: www.kingstons.net

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.



Office layout

LOCATION

Hadleigh House is situated on the south side of the upper High Street opposite Eastgate Gardens.

The entrance to the office is via Hadleigh Gate to the side of the building, shared with the other office occupiers in Hadleigh House.

Hadleigh House is well located for restaurants and shops and within 5-minutes' walk of London Road station and 10-minutes' walk of Guildford's mainline station.

DESCRIPTION

The accommodation is a 1st floor office suite to the rear of Hadleigh House. The suite has a separate glass walled meeting room, comfort cooling, a small kitchenette area and access to shared male and female toilets. The suite would suit a small company with up to 8 people.

ACCOMMODATION

Measured on a net internal basis and in accordance with the RICS Code of Measuring Practice (6th Edition), we quote the following floor areas: **1st Floor Rear Office: 650 sq ft (60.38 sq m)**

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Certificate rating of D85.

LEASE TERMS & RENT

The office suite will be available from 1st April 2019, or earlier by agreement, on an annual lease with an option to renew after the first year for a further year. The quoting rent is **£25,000 per annum inclusive** of rates, electricity, gas, water and insurance. (No VAT)

LEGAL COSTS

The incoming tenant to pay their own legal costs incurred in any transaction.

VIEWING: Strictly by appointment through sole letting agents:

Kingstons

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