

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

“RENT REDUCED”

TOWN CENTRE 1ST FLOOR REAR OFFICE SUITE TO LET

650 SQ FT (60.38 SQ M) NIA



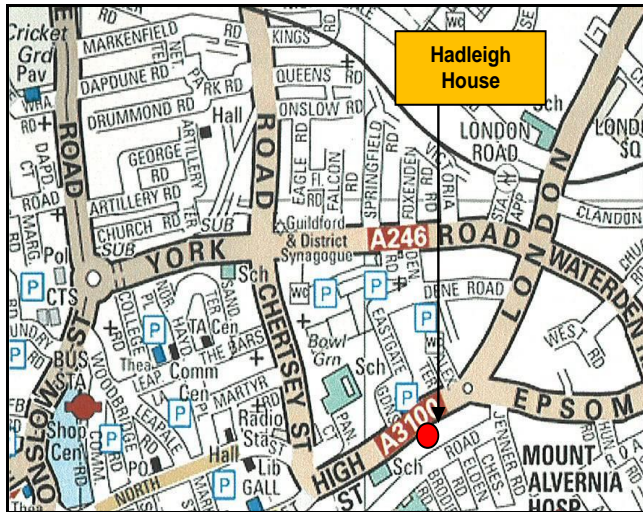
HADLEIGH HOUSE, 232 HIGH STREET, GUILDFORD, SURREY GU1 3JF

- 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 Way Court, Mary Road, Guildford, Surrey GU1 4QU Tel: 01483 572999

Website: www.kingstons.net

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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 & BUSINESS RATES

The office suite is immediately available on an annual lease with an option to renew after the first year for a further year. The quoting rent is **£20,000 per annum inclusive** of electricity, gas, water, insurance and service charge (*No VAT*) but exclusive of any Business Rates.

According to the Valuation Office website, the rateable value is £7,000 described as Offices. The new Rating List has been published and from April 2019, the Rateable Value will be 49.1p in the £. This property would qualify for small business rate relief - further information can be obtained by contacting the Valuation Office. Further information can be obtained from Guildford Borough Council Valuation Office (Tel: 0330 123 0081).

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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