

**2ND FLOOR OFFICE SUITE
with car parking**

TO LET

6,450 sq ft (599.22 sq m)

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



2ND FLOOR, EASTGATE COURT, HIGH STREET, GUILDFORD, SURREY GU1 3DE

- **Air-conditioning**
- **Suspended ceilings**
- **LED lighting**
- **Raised floors**
- **Male, female & disabled wcs**

- **Fitted kitchen**
- **Shower on first floor**
- **8 person passenger lift**
- **Secure basement parking for 14 cars**

*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*

Location

Eastgate Court is located in a prominent purpose built office at the eastern end of Guildford High Street, close to the junction with London Road and within easy access of the A3. Pedestrian access via the High Street, cars access the basement parking via Eastgate Gardens

Description

The accommodation available is the second floor air-conditioned offices providing a mixture of open plan and cellular space with 14 secure basement car parking spaces.

Accommodation

The property offers the following accommodation:

| | | |
|------------------------------|-------------|-------------|
| 2 nd floor office | 6,450 sq ft | 599.22 sq m |
|------------------------------|-------------|-------------|

Terms

The accommodation is available on a new sub-lease until February 2024 or for a longer term by arrangement.

Rent

The passing rent is £32.50 per sq ft per annum exclusive.

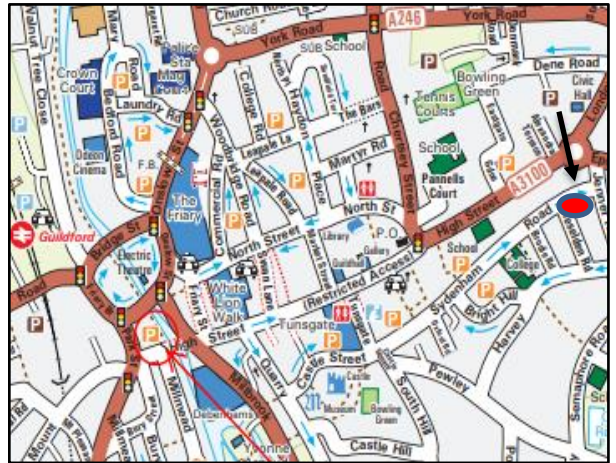
Business Rates

The Business Rates for the 2nd floor are to be separately assessed as currently there is a single assessment for 1st & 2nd floors. Current assessment on application. A Uniform Business Rate from 1st April 2021 51.2p in the £ will apply.

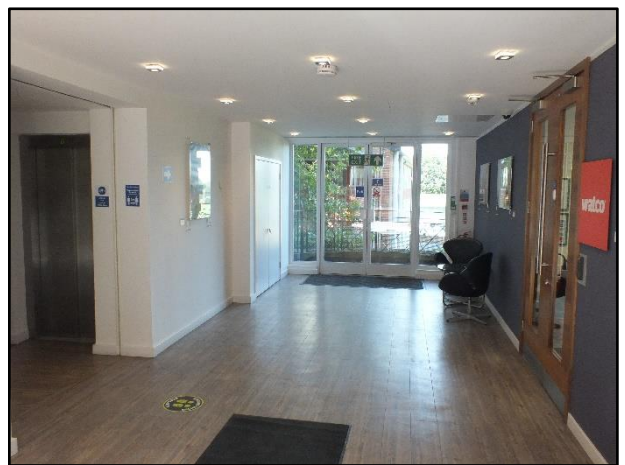
Legal Costs

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

Location Map



Main entrance reception area



EPC

The 2nd floor has an Energy Performance Certificate Rating of B34.

Viewing & further information

**Strictly by prior appointment
with sole letting agents:**

Peter Bellion
07905 419795
peter@kingstons.net

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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.