

**DUE TO RELOCATION
SELF-CONTAINED BUILDING
IN THE TOWN CENTRE**

TO LET

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



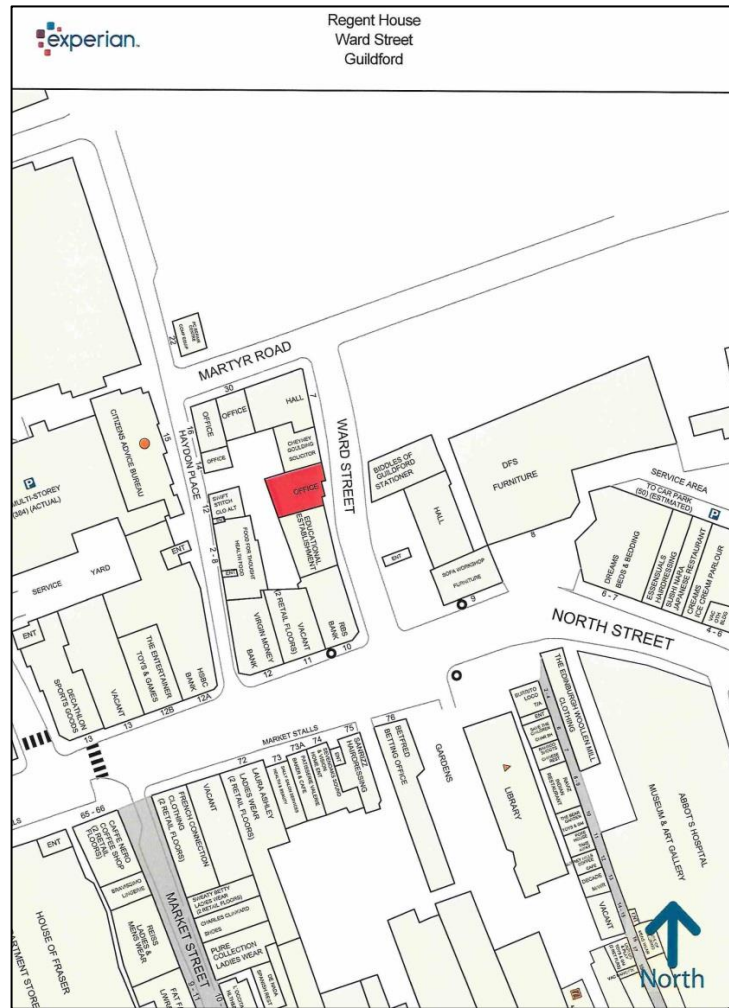
Regent House, Ward Street, Guildford, Surrey GU1 4LH

- Self-contained building
- Town centre location

850 – 4,912 sq ft (78.97– 456.38 sq 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*

LOCATION MAP



LOCATION

A self-contained office building full of character in the town centre, just off North Street. The building is in a convenient location for Guildford's mainline station, bus station, public car parks, restaurants and shops.

DESCRIPTION

Formerly an office building, it has been adapted to accommodate a number of studios/classes on each floor. The accommodation is available on lower ground, 1st and 2nd floors in this self-contained building. Each floor has separate male and female toilets.

LEASE TERMS & RENT

Due to the existing tenant's relocation, the building is offered on new full repairing and insuring terms.

We are quoting a rental of **£100,000 per annum exclusive**. VAT is applicable on the rent.

BUSINESS RATES

According to the Valuation Office website the Rateable Value is £47,750 described as Dance Centre. A Business Rate of 49.9p in the £ will apply.

ACCOMMODATION

The accommodation available has been measured on a net internal basis and provides the following floor areas:

Description	Sq ft	Sq m
Lower ground floor	1,498	139.17
Kitchenette	41	3.79
Upper ground floor studios/offices	1,463	135.95
Kitchenette	33	3.10
1 st floor studios	1,027	95.40
2 nd floor offices/studios	850	78.97
Total	4,912	456.38

PLANNING

The building can be used for either Offices B1 or Class D1, non-residential training centre. The building has Planning for both uses.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C66. A copy is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with sole letting agents:

Kingstons
Commercial Property Consultants
01483 572999

Contact Peter Bellion
07905 419795
peter@kingston.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.