

UNIT J

STATION VIEW | GUILDFORD
GU1 4AD



LONG LEASEHOLD OFFICE / COMMERCIAL SPACE

FOR SALE - 470 SQ FT (43.66 SQ M)

**Hurst
Warne**

KEY BENEFITS

- Long leasehold 999 years from 26th July 2019
- Title Number - SY649320
- Peppercorn rent
- Close to Guildford Mainline Station
- Short walk to Guildford town centre offering access to local amenities
- WC / shower facilities
- Kitchen
- Partitioned offices

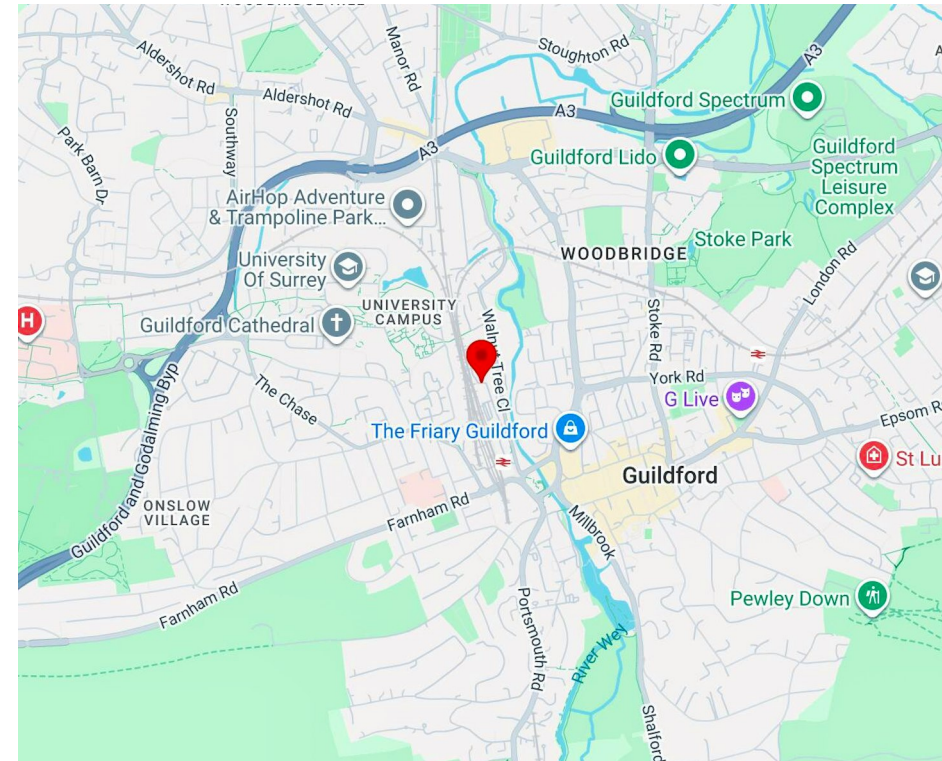
LOCATION

Unit J is located at Station view within a short walk to Guildford mainline station, with access to London Waterloo in just 35-minutes. This well connected location offers convenient access to the A3 with further access to the M25. Guildford town centre is just a 5-minute walk away, offering a wide range of shops, cafes and restaurants.

DESCRIPTION

Unit J provides a modern and well-presented office suite finished to a high specification with excellent natural light. The office benefits from glass partitions which offer two separate private office spaces. Reception area, separate fitted kitchen with break out area and storage cupboard. Separate shower room and toilet with large vanity cupboard. The office enjoys zoned air conditioning and heating, LED lighting, super-fast internet, CCTV and monitored security alarm.

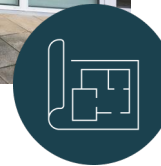
Secure underground 24-hour parking permits are available by separate negotiation



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[VIEW WEBSITE](#)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - 9	470	43.66	Available
TOTAL	470	43.66	

Floor areas are approximate GIA

hurstwarne.co.uk

SUMMARY

- Price: Price on application
- Available Size: 470 sq ft
- Rates Payable: N/A
- EPC: B (29)

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25