

**ONE LONDON SQUARE
GUILDFORD
GU1 1UN**



**SHORT TERM FLEXIBLE OFFICE SUITE
WITH 15 CAR SPACES**

TO LET

5,340 sq. ft (496.10 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

Guildford is an attractive location for corporate occupiers. The property is located at the top end of Guildford town centre. London Square is within one-mile of the A3 which links Junction 10 of the M25 and a two-minute walk to the London Road Railway Station

The town centre benefits from shopping centres, numerous retail outlets, bars, restaurants, and Guildford Spectrum Leisure Centre.

Description

The accommodation is on the ground floor and is part open plan and part fitted and benefits from the following: -

- Air conditioned.
- Raised floor.
- Suspended ceiling.
- Recessed lighting.
- Kitchen and WCs.

Accommodation

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground floor	5,340	496.10
Total	5,340	496.10

Terms

The offices are held on an existing full repairing and insuring lease which expires 23rd April 2024.

Consideration will be given to an all-inclusive rent.

Rent

£148,825 per annum exclusive of rates and service charge.

EPC

B47.

Rates

We have been advised that the current Rateable Value is £182,500 All interested parties are advised to check this information with the Valuation office Agency.

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

Niall Christian 020 8332 7788

niall.christian@michaelrogers.co.uk

David Smith 01737 230739

david.smith@michaelrogers.co.uk

Subject to contract
April 2022

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS