



SUPERB TOWN CENTRE OFFICES

Eastgate Court, High Street, Guildford GU1 3AW

First Floor Offices With 13 Parking Spaces
6,450 SQ FT

GN|2
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***First Floor Offices – 6,450 SQ FT ***

Eastgate Court, High Street, Guildford GU1 3AW

LOCATION:

Eastgate Court occupies a prominent position on the High Street in central Guildford. The property benefits from excellent access to the town's extensive retail, café and leisure amenities as well as Guildford Station, which provides regular fast services to London Waterloo. The property is also easily accessible by road, with the A3, located nearby, linking to the M25.

PROPERTY DETAILS:

The 1st floor benefits from a high quality fit-out incorporating reception area, board room, meeting rooms and open plan accommodation. It comprises a net internal area of 6,450 square feet. The floor benefits from 13 demised parking spaces.

- Prime Town Centre office in prominent High Street location
- Fully fitted to provide a mixture of open plan, boardroom, meeting rooms, reception and kitchen
- Air-conditioning
- Lift access
- 13 Car Spaces
- Bicycle storage and shower facilities

FLOOR AREA:

6,450 sq.ft. / 599.22 sq.m. Net Internal Area

LEASE:

Assignment of the full repairing and insuring lease expiring in February 2029 at the passing rent of £32.50 psf pax. Or a new sublease until 31 December 2028 at the quoting rent of £35.00 psf per annum exclusive of rates, service charges and VAT.

Alternatively a new, longer lease is available, on terms to be agreed, directly from the Landlord.

RATES:

Current rates payable £12.92 per sq.ft. (Tenants should rely on their own enquiries with the charging authority).

SERVICE CHARGE:

Approximately £14.70 per sq.ft.

EPC:

The property has an EPC rating B

CONTACT: