

High Quality Fitted Office Accommodation

Eastgate House, High Street, Guildford

1st Floor – 6,450 sq. ft. with Parking



- Prime Town Centre office in prominent High Street location
 - Bright, fully fitted offices with 13 parking spaces
 - Lift access
- Fully fitted to provide a mixture of open plan, boardroom, meeting rooms, reception and kitchen
 - Air-conditioning
 - Bicycle storage and shower facilities
- Close proximity to Guildford mainline station
 - Flexible lease terms available

Location

Eastgate House 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.

Accommodation

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.

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).

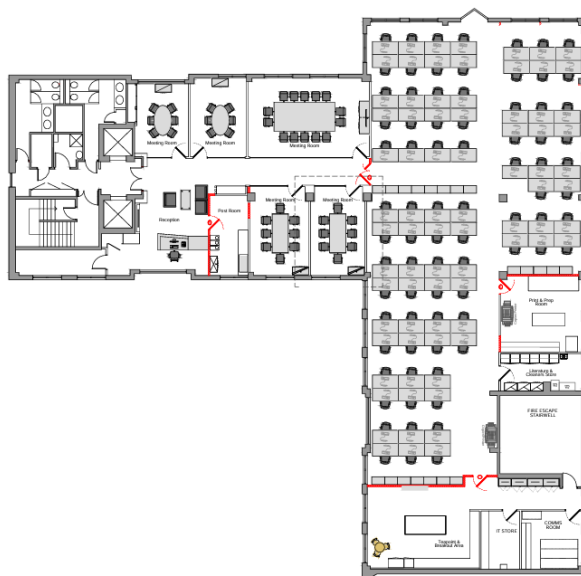
Service charge

Approximately £14.70 per sq.ft.

For all enquiries or to arrange a viewing, please contact:

Julie Rees 07710 257924 / Pippa Vincent 07785 935313 at GN2

Peter Da Silva 07768 146953 at Owen Isherwood



Not to Scale – for indicative purposes only