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TO LET

OFFICE – 6,753 SQ FT (627.35 SQ M)

Onslow House, Onslow Street, Guildford, Surrey, GU1 4TN

DESCRIPTION

The Property is a prominent office headquarters with a prestige 1st Floor reception. Other occupiers in the property include EA Games and Evelyn Partners. The available office space is located on the 4th Floor, offering excellent natural light and far reaching views across Guildford. It benefits from a Grade A specification and a private terrace. Male & Female WC facilities are provided on every floor. There are 7 allocated parking spaces reflecting an excellent Guildford town centre ratio of 1:946 sq ft

LOCATION

Guildford is the historic County Town of Surrey, based in the heart of the county and c.31 miles south west of London. Guildford is well connected to the M25 at Junction 9 (8 miles) via the A3. Heathrow and Gatwick Airports are both within 45 minutes drive time. Guildford Station is only 3 minutes walk from the property and provides swift regular services to London Waterloo from only 32 mins. Direct rail services also go to Reading, Gatwick Airport, Portsmouth and many local destinations. Onslow House is situated prominently on Onslow Street. Nearby occupiers include Stephens & Bolton, BDO, Supermassive Games and TWM. The property is directly opposite the Friary Centre and close to the extensive retailing on the High Street.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Onslow House – Fourth Floor	6,753	627.35
TOTAL	6,753	627.35



AMENITIES

- Grade A suite in town centre location
- Private terrace with far reaching views over Guildford
- 7 allocated car parking spaces
- 3 minute walk to Guildford train station
- Air Conditioning and raised floors
- Kitchenette
- Partially fitted

RENT

£38.50 Per sq ft

RATES

The current 206 Rateable Value of the property is £175,725

SERVICE CHARGE

To cover upkeep of common areas, details on request

VAT

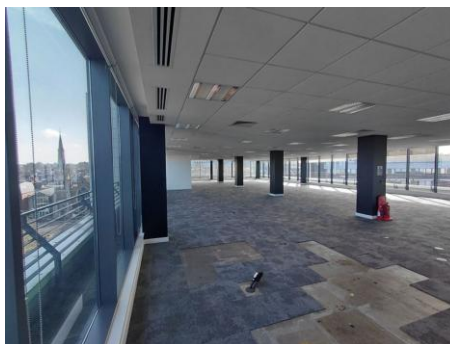
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D



VIEWINGS –

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