



74 North Street, Guildford

Guildford, Surrey, GU1 4AW

Fully Fitted, Air- Conditioned Offices With Parking In The Heart Of The Town Centre

Key Points

- Distinctive Self Contained Offices
- Air Conditioning
- Fully Fitted & Wired Up
- Furniture Available If Required
- Secure Parking For 6 Vehicles
- Ready For Immediate Occupation

Size	2,800 to 11,700 sq ft (1,086.97 sq m)
Rent	£28.50 per sq ft

Location

Guildford is the county seat of Surrey, located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides a fast and frequent service to London Waterloo, journey time of 32 minutes (approx.). Heathrow and Gatwick airports are 30 and 40 minutes by car.

Guildford is home to a large number of corporate, government and professional organisations such as EA Games, Allianz Cornhill Surrey Satellites, Syngenta, Super Massive Games, Penningtons Manches, Charles Russell Speechleys, Stevens and Bolton, Smith and Williamson and many others.

74 North Street is located in the heart of the town centre with an excellent range of shops, bars and restaurants immediately at hand.

Description

The available accommodation comprises the self contained upper parts of 74 North Street, totalling 11,700 sqft with office accommodation on the 1st, 2nd and 3rd floors, ground floor entrance hall and basement storage.

The floors are currently configured as a mix of open plan and cellular offices with excellent breakout areas on each floor.

	SQM	SQFT
3rd Floor	360.5	3,880
2nd Floor	374.1	4,027
1st Floor	263.1	2,832
Ground Floor	9.9	107
Basement	79.4	854
Total	1,087	11,700

Terms

The premises are available as a self contained upper part or on a floor by floor basis on flexible leases for terms by arrangement.

Rent

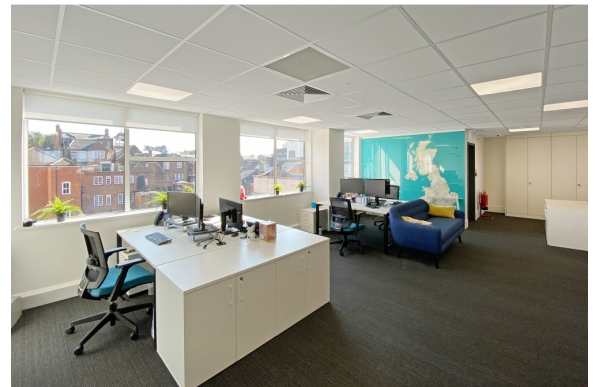
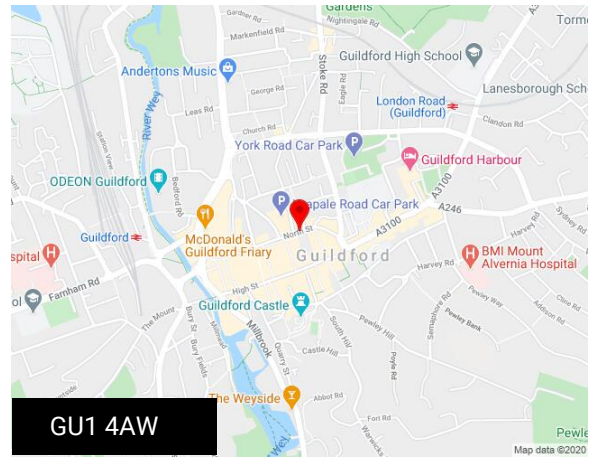
£28.50 per sqft.

Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

EPC Rating

Available upon request.



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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Joint Agents:

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