



Owen
Isherwood
CHARTERED SURVEYORS

8/9, Faraday Road, Guildford, GU1 1EA

FOR SALE | 361.19 SQ M (3,887.82 SQ FT)

Office Investment

Location

This office is located in the established Woodgate Business Park, just off the A322 with easy access to the A3 and M25. It's under a mile from Guildford town centre and railway station, offering quick connections to London.

Description

An excellent opportunity to acquire a high-quality office investment in a well-established commercial location.

The property is let to Synergy Construction and Property Consultants LLP, a tenant on a reversionary fully repairing and insuring lease that commenced on 15 March 2025 for a term of 10 years, with a tenant-only break at the 5th anniversary.

The Day 1 rent review has set the new rent at £97,200 per annum, reflecting a gross yield of 7.5% based on the asking price.

The next open market rent review is scheduled for 15 March 2030.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,972.27	183.23	Available
1st	1,915.55	177.96	Available
Total	3,887.82	361.19	

Price

£1,300,000 Plus VAT.

Rates & Charges

Rateable value: £79,500

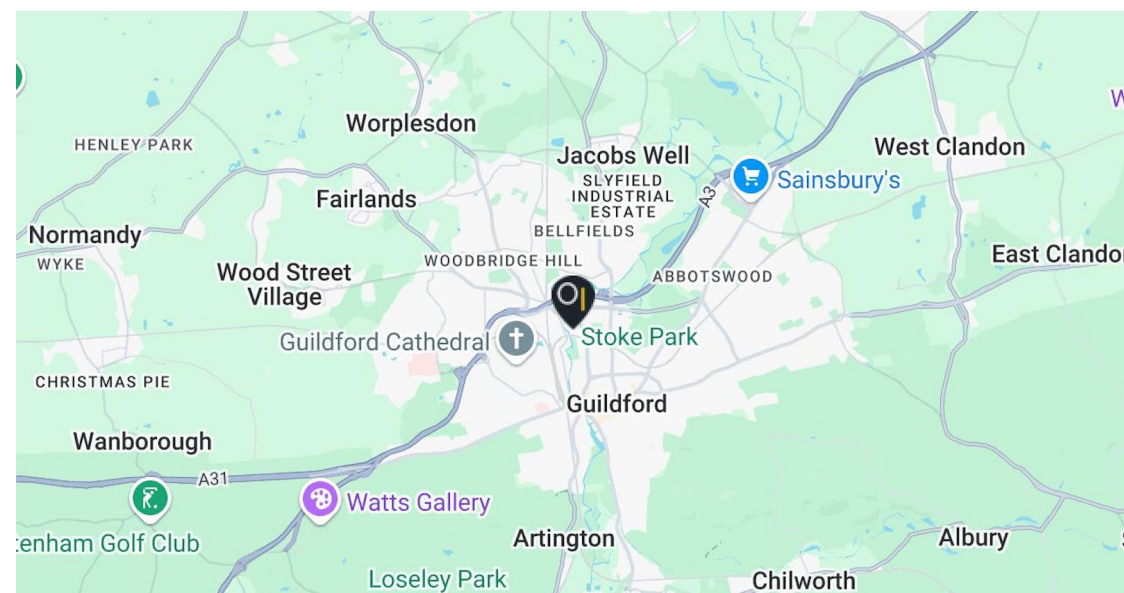
Rates payable: £43,407 per annum

EPC

A (25)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.