



Ashbourne House, Old Portsmouth
Road, Guildford GU3 1LS

TO LET

Top floor office suite with extensive car
parking.

1,377 - 4,622 Sq Ft
(128 - 429 Sq M)

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DESCRIPTION

The property comprises a three-storey self contained air conditioned headquarters office building, which sits in a landscaped setting of approximately two acres. The available space comprises part 2nd floor office accommodation.

- ✔ Suite is stripped out & ready for fit out
- ✔ 1.5 miles south of Guildford town centre
- ✔ Parking for 21 cars
- ✔ Air conditioning
- ✔ Raised access floor
- ✔ EPC to be reassessed following refurbishment
- ✔ Adjacent to Artington park & ride



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Part 2nd Floor - Suite A	1,377	128
Part 2nd Floor - Suite B	2,847	264
Part 2nd Floor - Whole	4,622	429
Total	4,622	429

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

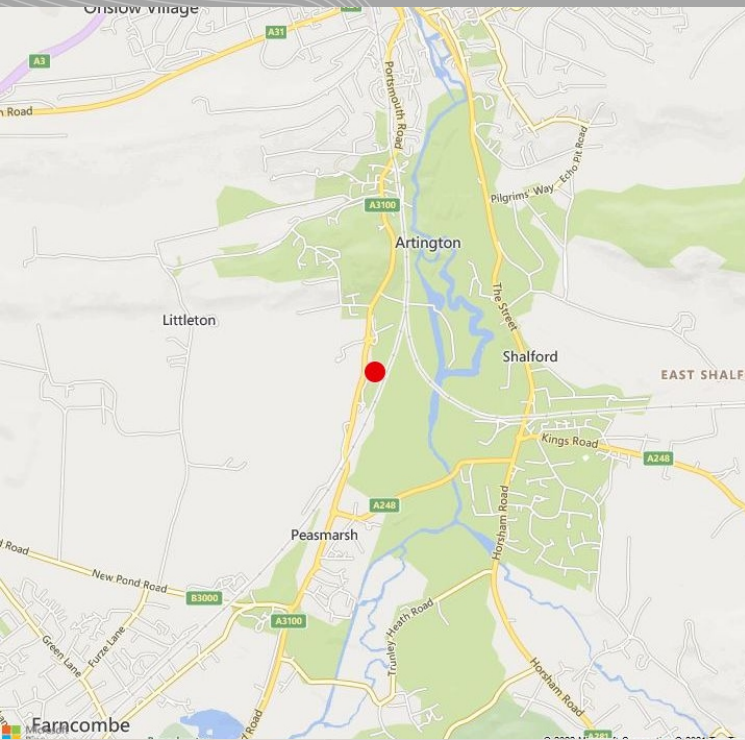
TERMS

A new effectively FRI lease, by way of a service charge, is available for a term to be agreed.

EPC EPC to be reassessed following refurbishment



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LOCATION

The building is situated approximately 1.5 miles south of Guildford town centre adjacent to the Artington Park and Ride.

**Floorplan and CGI's show indicative floor splits and layout.*



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tim Shaw
01483 446711
tgshaw@lsh.co.uk

Will Farrer
07729 074367
wfarrer@lsh.co.uk



Piers Leigh
07967 726 301
pleigh@curchodandco.com

lsh.co.uk

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Regulated by RICS 28-Nov-2023