

**TOWN CENTRE OFFICES  
WITH PARKING  
TO LET**



**EGi's Most Active Dealmaker - Surrey 2018/19**



**7 WEY COURT, MARY ROAD, GUILDFORD, GU1 4QU**

Modern Ground Floor Offices

**75.90 sq. m / 817 sq. ft.**

Close to Guildford Station and Town Centre Amenities

2 On-Site Car Parking Spaces

Views over the River Wey



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

## 7 WEY COURT, MARY ROAD, GUILDFORD, GU1 4QU

### Location

Wey Court is a gated commercial development on Mary Road in Central Guildford. It is a 5 minute walk to Guildford mainline station and the shops and amenities of the town centre. Mary Road is accessible by car from Woodbridge Road with easy access onto the A322 and A3.

### Description

7 Wey Court is a two-storey, semi-detached office building overlooking the River Wey. It is tenanted on a floor-by-floor basis and the available accommodation is the whole of the ground floor.

The offices benefit from large double-glazed windows and a kitchenette. The space is air-conditioned and heated by wall mounted radiators. There are partitions in place forming a meeting room and director's office which can be removed as necessary. The WCs are shared with the first floor tenant and there are two parking spaces to be allocated with this lease.

### Accommodation

The useable floor area is approximately:

**Offices**                    **75.90 sq. m. / 817 sq. ft.**

### Rent

£27,500 per annum exclusive (+VAT)

### Lease

A new effectively full repairing and insuring lease to be granted for a term to be agreed.

### Rates

Rateable value: £14,000

Rates payable: £6,720 (2018/19)

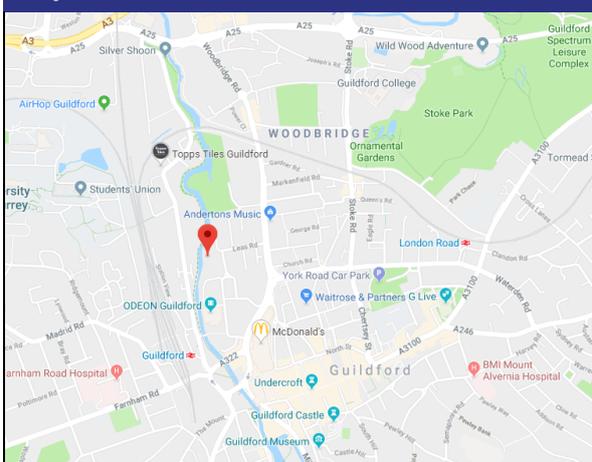
### Legal Costs

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

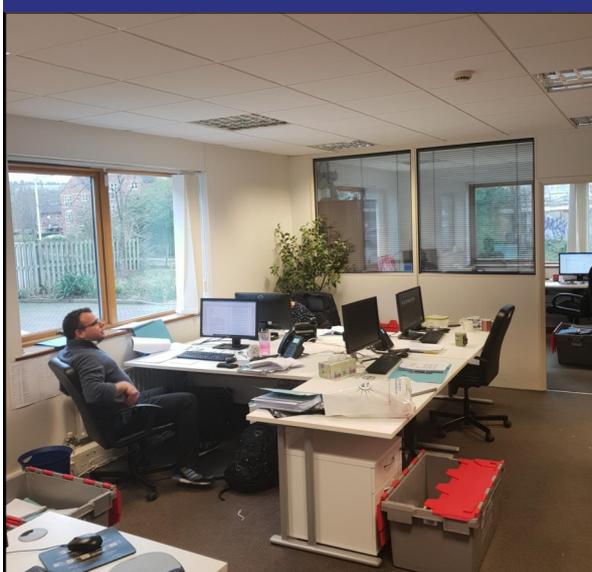
### EPC

Rating: C - 53

### Map



### Internal Photo



### Viewing

Strictly by appointment with the joint agents:



*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.*

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