

Britannia House, 5-6 Millmead, Guildford, Surrey GU2 4BE

Freehold Office Investment

Lot 22

£48,300 per annum



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.
Unit 5	Ground, First and Second	Office	76.51 sq m (824 sq ft)	SCIECURE PHARMA LIMITED and JCSPH PHARMA LIMITED	Let on a licence for a term of 1 year from 07/01/2019	£22,500
Unit 6	Ground	Communal area	30.00 sq m (323 sq ft)			
Unit 6	First	Office	32.55 sq m (350 sq ft)	Local Covenant	Let on a licence for a term of 1 year	£10,800 (2)
Unit 6	Second	Office	40.27 sq m (433 sq ft)	Local Covenant	Let on a licence for a term of 1 year	£15,000
Totals			179.33 sq m (1,930 sq ft)			£48,300

- (1) The seller has a lease of rights granted from the Church over the access road owned by the Church at a current rent of £3,788.75 per annum exclusive subject to annual increases and mutually determinable on 6 months' notice.
 (2) As to Unit 6 First Floor, the rent shown is inclusive. See legal pack for details.

Key Details

- Prominent location 150 metres from High Street and 450 metres from Guildford Railway Station
- Totalling approximately 1,930 sq ft
- Includes 6 car parking spaces (1)
- Residential conversion potential (subject to consents)

Location

Miles: 30 miles south-west of Central London
6 miles south of Woking

Roads: A3100, A25 & A3

Rail: Guildford Railway Station
London Road Railway Station

Air: London Gatwick, London Heathrow Airport

Situation

Guildford is an affluent and attractive London commuter town situated 30 miles south-west of Central London. The property is located in the heart of the town centre overlooking the River Wey, 160 metres from High Street and 450 metres from Guildford Railway Station.

Description

The property is two adjoining former houses each with its own entrance and currently comprises office accommodation on the ground and two upper floors. The property benefits from 6 car parking spaces to the rear (1).

Tenure

Freehold.

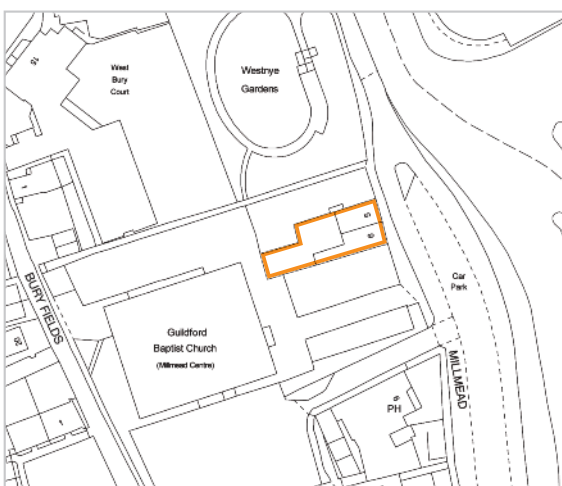
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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