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# PANNELL HOUSE

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GUILDFORD GU1 4HN



- Fully fitted prime town centre offices with car parking
- Newly refurbished Grade A quality
- 3 mins from mainline railway station



2,517 sq ft (233.8 sq m)  
To Let - Flexible lease available

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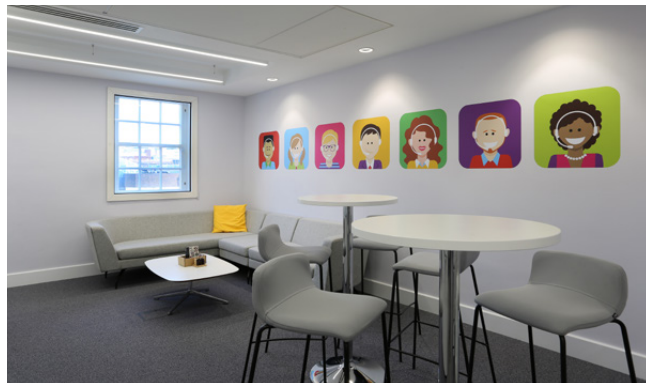
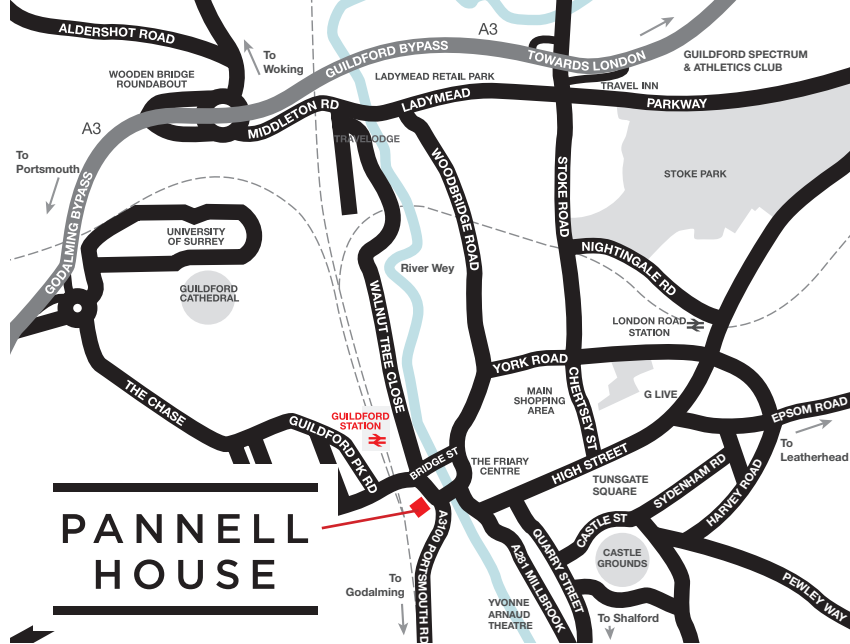
# LOCATION

Guildford, the county town, is a major centre in Surrey and South East England. Set in the Surrey Hills, it has excellent road and rail connections to London, the airports and motorway networks.

# DESCRIPTION

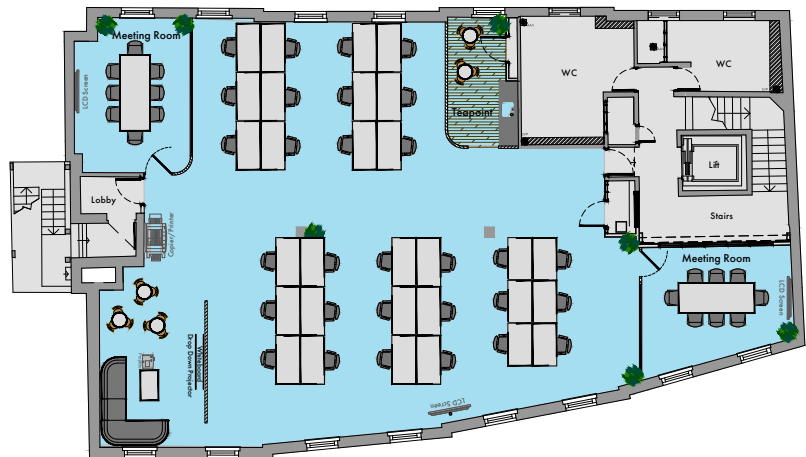
Pannell House has been refurbished to a very high standard throughout to provide Grade A office accommodation. The property comprises a self contained office building arranged over 4 floors.

The available accommodation comprises the light and airy 3rd floor totalling 2,517 sq ft (233.8 sq m). The floor is fully fitted and arranged mainly in open plan, but the layout incorporates 2 meeting rooms and a kitchen / breakout area.



## THIRD FLOOR

2,517 sq ft



Plan is shown for illustrative purposes only. Not to scale.

# FEATURES

- High quality Grade A refurbishment
- Fully fitted floor
- Air conditioning
- Raised floors
- Impressive reception
- Shower facilities and cycle racks
- High quality common parts
- 2 On site car spaces

# TERMS

The premises are available on a flexible lease for a term to be agreed. Rent on application.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. Designed and produced by The Looking Glass Design T: 020 7384 1322 www.tlgd.co.uk Nov 2018.

# CONTACT

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