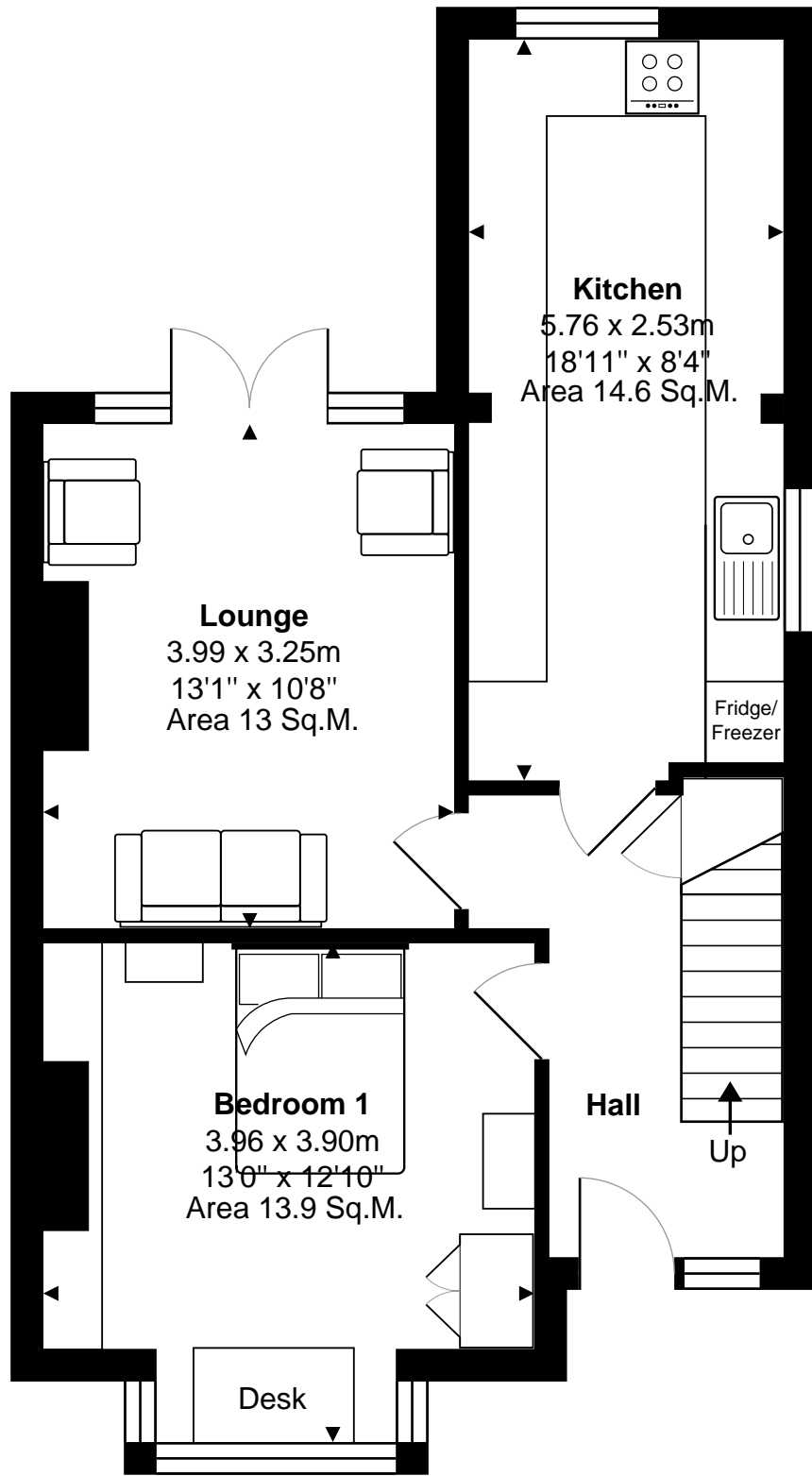


71 Beckingham Road, Guildford. GU2 8BU

Total Approx. Gross Internal Area 95.4 m² ... 1027 ft² (excluding cycle store)

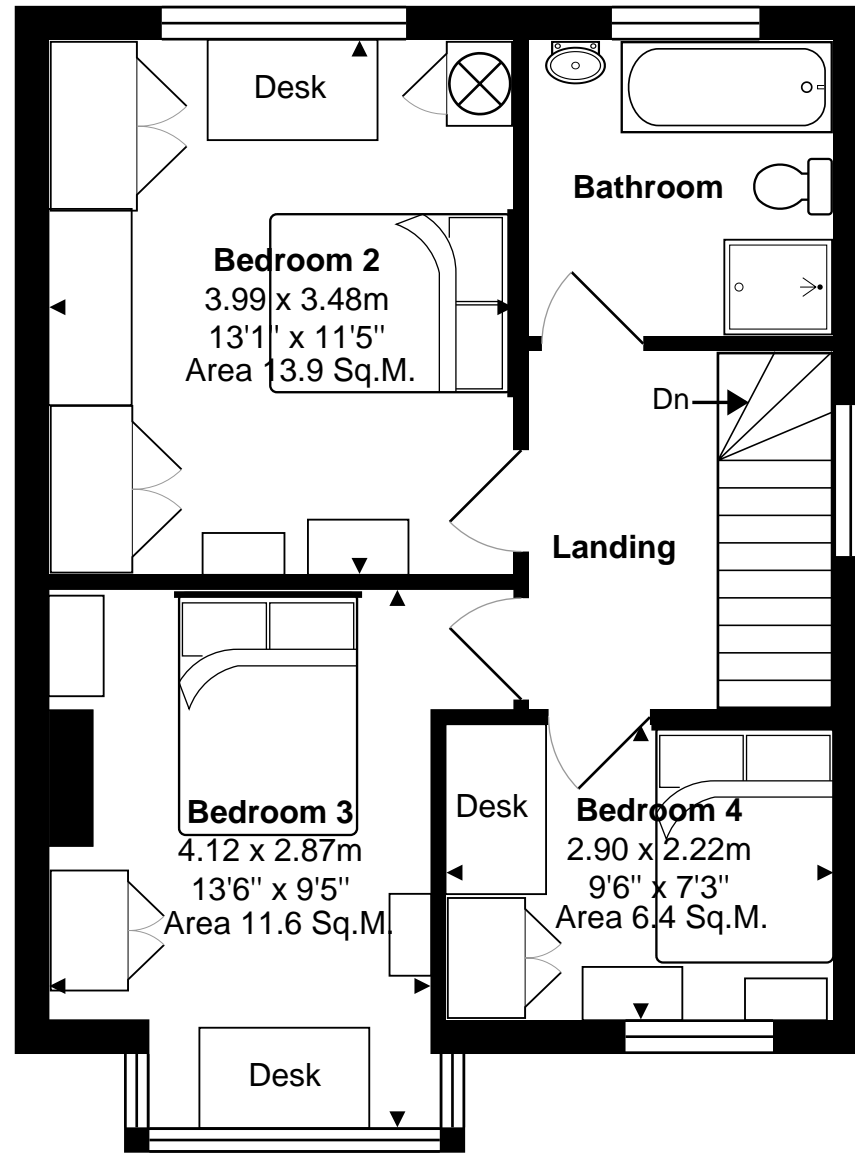
All measurements are approximate and for display purposes only. Not to scale.

Please note: The garage at the property is used by the landlord as a store and is not available for use by the tenants.



Ground Floor

Approx. Gross Internal Area 50.5 m² ... 543 ft²



1st Floor

Approx. Gross Internal Area 44.9 m² ... 484 ft²

