

**BRAND NEW INCOME-PRODUCING
OFFICE BUILDING
FOR SALE**



01483 450115

www.owenshipp.co.uk



For illustrative purposes only

The Pavilion, Eastgate Gardens, Guildford

Stunning new office building producing £25,000 p.a.

97.88 sq m (1054 sq ft)

Due for completion April/May 2009

Central position in Guildford Town Centre

Chilled beams providing heating, cooling and LG7 lighting

Kitchen and WC facilities

Public car parking adjacent



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

www.owenshipp.co.uk

Location

The main entrance to the offices will be from Eastgate Gardens with a secondary access from Eastgate House on the upper part of Guildford High Street. Numerous shops and restaurants are close by. Guildford London Road station is approximately 5 minutes walking distance and there is plenty of public parking nearby.

Description

These offices provide a rare opportunity to purchase a new office building in the town centre. It will be constructed and converted to a high specification to include chilled beams providing heating chilling and LG7 lighting. There will be raised floors, tea point and WCs.

Accommodation

The gross internal area will be approximately as follows:

Office Space 97.88 sq m 1053 sq ft

Tenure

A new 999 year lease is available with a peppercorn ground rent.

Price Guide

£350,000 + VAT for the long leasehold interest.

Lease

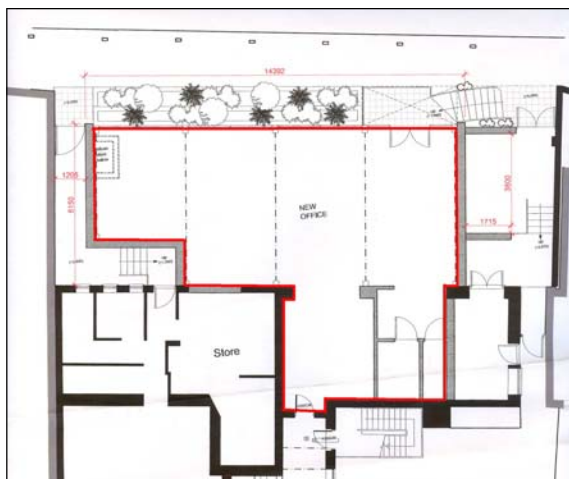
The property will be sold with a lease back to the developer, Capital Holdings Ltd. The lease will be granted on full repairing and insuring terms for a period of 3 years at a rent of £25,000 p.a. exclusive.

Rates

To be assessed.

Energy Performance Certificate

Please refer to agent for details.



For illustrative purposes only



Viewing

Strictly by appointment with the sole 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.

Owen Shipp Chartered Surveyors

Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

www.owenshipp.co.uk