

**2ND & 3RD FLOOR  
TOWN CENTRE OFFICES  
TO LET**



**136 HIGH STREET, GUILDFORD, GU1 3HJ**

Offices in a Character 19th Century Building

1,842 sq ft (171.13 sq m)

Situated in the middle of Guildford High Street

Newly redecorated

With own entrance from the High Street

**Potential for D1 use**



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

www.owenshipp.co.uk

### Location

The offices are in an excellent town centre location in the middle of Guildford High Street. Within walking distance of Guildford mainline station.

### Description

Offices on the 2nd and 3rd floors of a character 19th Century Grade II listed building. The offices have suspended ceilings and have been recently redecorated.

### Accommodation

The net internal area is approximately as follows:

2nd Floor Office	80.17 sq m	863 sq ft
3rd Floor Office	90.96 sq m	979 sq ft
<b>Total</b>	<b>171.13 sq m</b>	<b>1842 sq ft</b>

### Rent

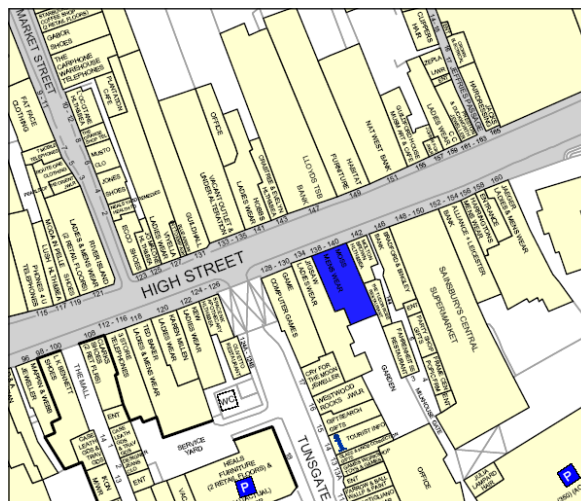
**RENT REDUCED to c.£10 psf**  
£18,500 per annum for the whole.

### Lease

The premises are available on a new **internal** repairing lease for a term to be agreed.

### Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.

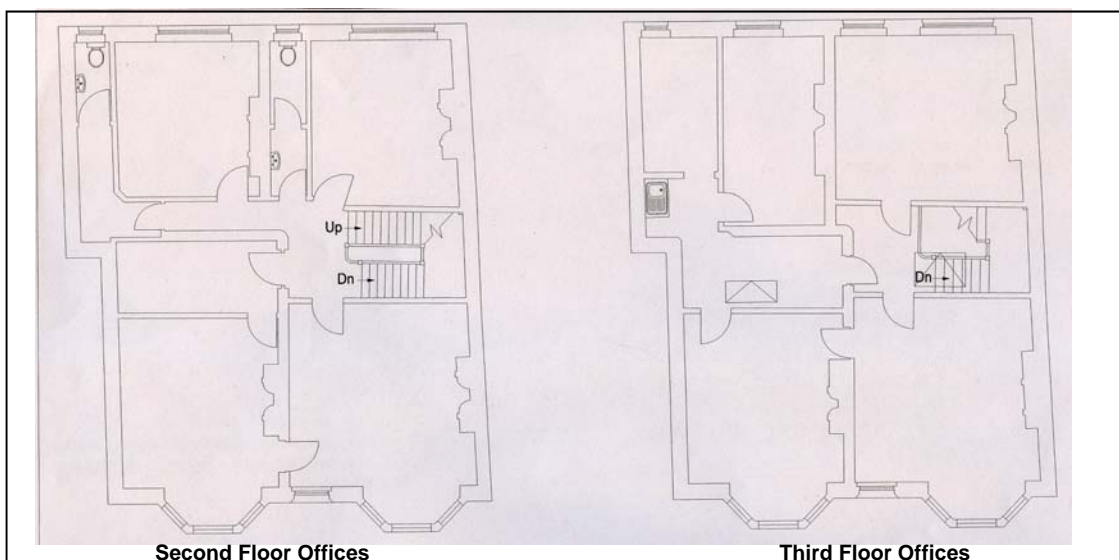


### Rates

Rateable value: £14,750  
Rates payable: £7,153.75 (2009/2010)

### 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.*

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