

TOWN CENTRE OFFICES

FOR SALE TO LET



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17-18 QUARRY STREET, GUILDFORD, GU1 3UF

Offices c.300 yards from Guildford High Street and approximately 0.5 mile from Guildford mainline station

Attractive period Grade II listed building

Ideal professional offices

Good basement storage space



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

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Location

The premises are in an excellent town centre location close to Guildford High Street. Quarry Street is an established business location particularly for professional users. Approximately 10 minutes walk from Guildford mainline station.

Description

The property comprises a Grade II listed office building arranged over four floors. The accommodation has gas fired central heating, part air conditioning and some attractive features, together with views over the Wey valley.

Accommodation

The net internal areas are approximately as follows:

Lower Ground	46.54 sq m	501 sq ft
Ground floor	70.32 sq m	757 sq ft
First floor	67.26 sq m	724 sq ft
Second floor	64.38 sq m	693 sq ft
Total	248.50 sq m	2675 sq ft

Tenure

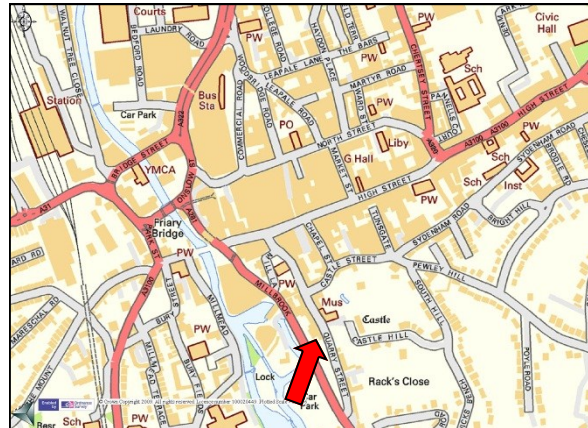
The property is available either on a new lease on terms to be agreed or Freehold with vacant possession.

Price

£495,000 for the freehold.

Rent

£48,000 per annum.



Rates

Rateable value: £30,250
Rates Payable: £13,098.25 (2011/2012)

Energy Performance Certificate

Please refer to agent for details.

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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