

**SELF CONTAINED OFFICE
BUILDING WITH PARKING
FOR SALE OR TO LET**



01483 450115

www.owenshipp.co.uk



1A WARREN ROAD, GUILDFORD, GU1 3NS

Self-Contained Offices

87.32 sq m (940 sq ft)

Car Parking

Close to Town Centre Amenities

Suitable for a Variety of Uses (STP)



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

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Location

The premises are on Warren Road approx. 0.5 miles from the town centre shops and restaurants. Guildford mainline station is approx. 1.5 miles away and London Road station 0.5 miles. There is good access to the A3 London to Portsmouth trunk road.

Description

The property is a self contained two storey office building with private off street parking directly in front of the premises. There are storage heaters throughout and kitchen and WC facilities.

Accommodation

The accommodation on the ground and first floors is approximately as follows:

87.32 sq m 940 sq ft

Tenure

The premises are available freehold or on a new internal repairing and insuring lease for a term to be agreed.

Price

£250,000 for the freehold interest.

Rent

£11,500 per annum inclusive of buildings insurance and external building maintenance. The rent excludes utility bills and VAT if applicable.

Rates

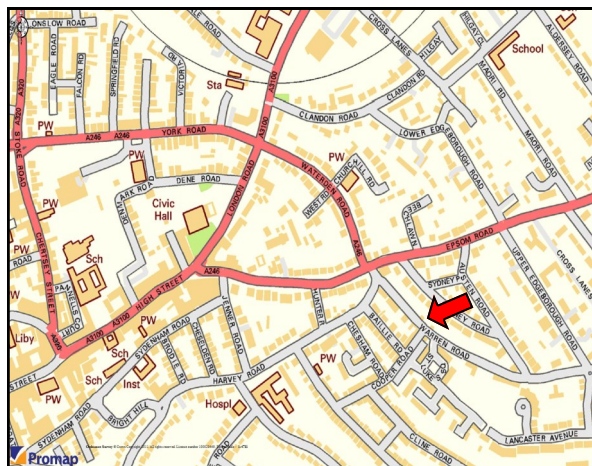
Rateable value: £11,250
Rates payable: £4,871.25 (2011/2012)

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the sole agent:



Gary Whitaker
gary@owenshipp.co.uk

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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