

TOWN CENTRE OFFICES

TO LET



01483 450115

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60/61 QUARRY STREET, GUILDFORD, GU1 3UA

First and Second floor Offices

Close to Guildford High Street

224.39 sq m (2,415 sq ft)

Popular location



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 popular for professional users. Approximately 10 minutes walk from Guildford mainline station.

Description

The offices comprise the whole of the first and second floors of a three storey building (plus basement). The ground floor is occupied as 2 shops. Access is via an entrance door directly from Quarry Street. WC facilities are on the second floor.

Accommodation

The net internal areas are approximately as follows:

1st floor offices	130.98 sq m	1,410 sq ft
2nd floor offices	93.41 sq m	1,005 sq ft
Total	224.39 sq m	2,415 sq ft

Rent

Please refer to the agent for details.

Lease

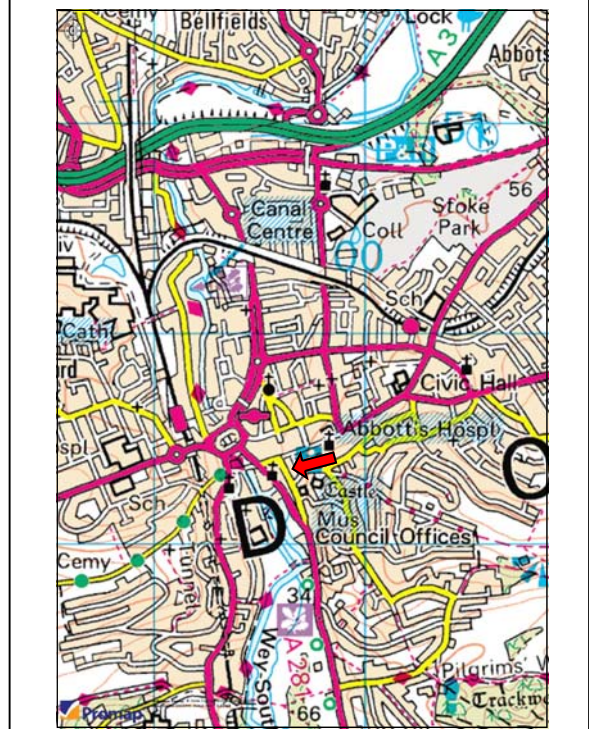
The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rates

Rateable value: £35,500
Rates payable: £14,697(2010/2011)

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.