

TOWN CENTRE OFFICES
TO LET



01483 450115

www.owenshipp.co.uk



**FIRST FLOOR, STAMFORD HOUSE,
WOODBIDGE ROAD, GUILDFORD GU1 4QD**

Town centre location

164.71 sq m (1,773 sq ft)

Now comprehensively refurbished

Lift access



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

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Location

The premises are located on Woodbridge Road opposite the Bus Station in the centre of Guildford. The offices are a short distance from the town centre shops and restaurants and approximately 10 minutes walk from Guildford mainline station.

Description

The office premises are situated on the entire first floor of this purpose built office building with lift access. The accommodation has been comprehensively refurbished to provide open plan workspace with private kitchenette facilities.

Accommodation

The available accommodation is approximately as follows:

First floor 164.71 sq. m. 1773 sq. ft.

N.B Three small offices suites are also available on the second floor on inclusive terms (full details are on our website).

Rent

£21,250 per annum exclusive of all other outgoings and VAT, if applicable.

Terms

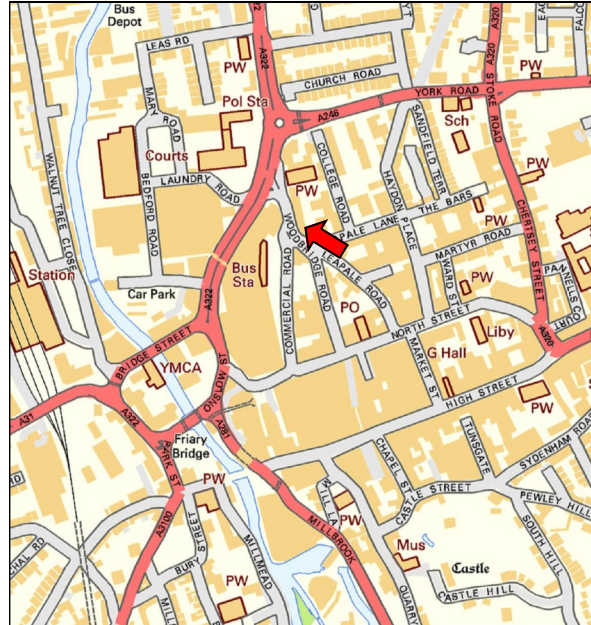
A new lease to be granted for a term to be agreed.

Rates

To be separately assessed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing

Strictly by appointment with the joint sole agents:



Gary Whitaker
gary@owenshipp.co.uk



Matthew Finch
mfinch@lsh.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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Energy Performance Certificate
HM Government

Non-Domestic Building

1ST, 2ND & 3RD FLOOR OFFICES
 Stamford House
 91 Woodbridge Road
 GUILDFORD
 GU1 4QD

Certificate Reference Number:
 0671-0039-6039-0803-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	656
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	41.15

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

65

If typical of the existing stock