

**THREE ROOM OFFICE SUITE
TO LET**



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276 HIGH STREET, GUILDFORD, GU1 3JL

Prominent town centre location

624 sq ft (57.96 sq m)

On site parking



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

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Location

The premises are located in the Upper High Street in Guildford town centre, adjacent to excellent shops and restaurants. Guildford London Road station is 0.27 miles away.

Description

The premises comprise most of the top floor of an attractive listed Georgian building. The offices have good natural light, gas central heating to radiators and ample power sockets and telephone points.

Accommodation

The net internal areas are as follows:

Room 1	26.38 sq m	284 sq ft
Room 2	18.02 sq m	194 sq ft
Room 3	13.56 sq m	146 sq ft
Total	57.96 sq m	624 sq ft

Rent

£1,480 per calendar month plus VAT. The rent is inclusive of buildings insurance, external maintenance, heating and the communal facilities service charge but exclusive of business rates, water rates and electricity.

Lease

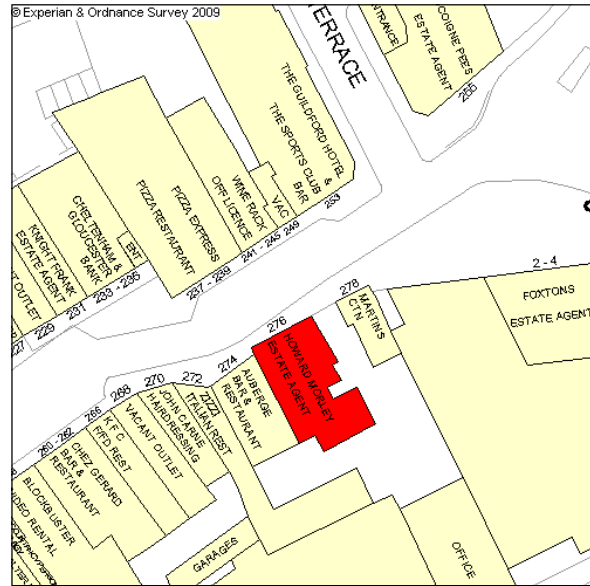
The premises are available for a term to be agreed, subject to mutual break clauses.

Rates

Rateable value: £5,800
Rates payable: £2,401.20 (2010/2011).
Small business rate relief may be available.

Legal Costs

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



This office has now been partitioned into Rooms 1 and 2.

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

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