

**TOWN CENTRE
OFFICE SUITE
TO LET**



01483 450115

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276 HIGH STREET, GUILDFORD, GU1 3JL

Attractive office suite in town centre Georgian building

Landmark property

202 sq ft (18.80 sq m)

On site parking can be made available



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 available suite is situated within an attractive, centrally located, listed Georgian building. The office has good natural light, gas central heating to radiators and ample power sockets and telephone points.

Accommodation

The net internal area is as follows:

First floor		
Office 2	18.80 sq m	202 sq ft

Rent

Office 2 £540 pcm plus VAT.

The rent includes buildings insurance, external maintenance, heating and the communal facilities service charge. (Business rates, water rates and electricity are the tenant's responsibility).

Lease

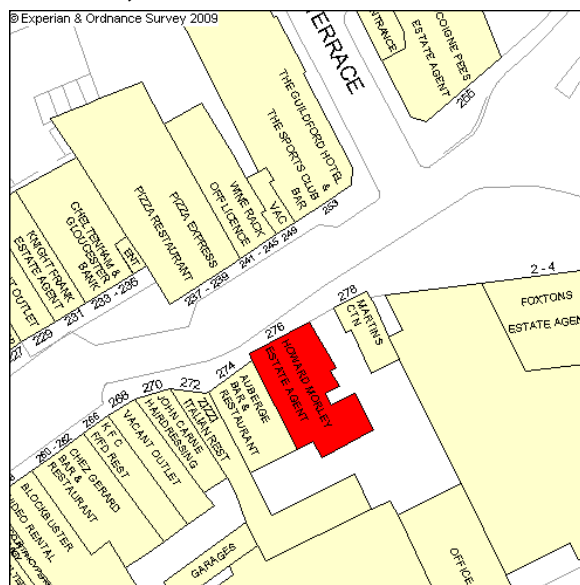
The premises are available for a term to be agreed, subject to mutual break clauses.

Rates

Small business rates relief may be available, **up to 100% until October 2012**, 50% thereafter. We advise interested parties make their own enquiries at Guildford Borough Council (01483 505050).

Legal Costs

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



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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