

**HIGH QUALITY
TOWN CENTRE OFFICES
TO LET**



**2ND FLOOR, MILESTONE HOUSE,
MILLBROOK, GUILDFORD GU1 3YA**

Air conditioned offices in modern building

60.62 sq m (652 sq ft)

Decked balcony with far reaching views

750 metres to Guildford mainline station



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

www.owenshipp.co.uk

Location

The premises are situated on Millbrook (A281) opposite the Yvonne Arnaud Theatre, 750m from Guildford mainline station and close to town centre shops.

Description

The offices are on the second floor of a modern office building. The offices are air conditioned and have kitchen and WC facilities. There is a decked balcony with far reaching views and a shared landscaped front garden.

Accommodation

The accommodation on the 2nd floor is approximately as follows:

Office 1	37.46 sq m	403 sq ft
Office 2	12.77 sq m	137 sq ft
Kitchen	7.16 sq m	77 sq ft
Store	3.23 sq m	35 sq ft
Total	60.62 sq m	652 sq ft

Rent

£1,575 per month inclusive of heating, lighting, buildings insurance, repairs and maintenance of structure and common parts (excluding business rates).

Lease

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

Rates

Rateable value: £6,200
Rates payable: £2,266.80 (2010/2011)

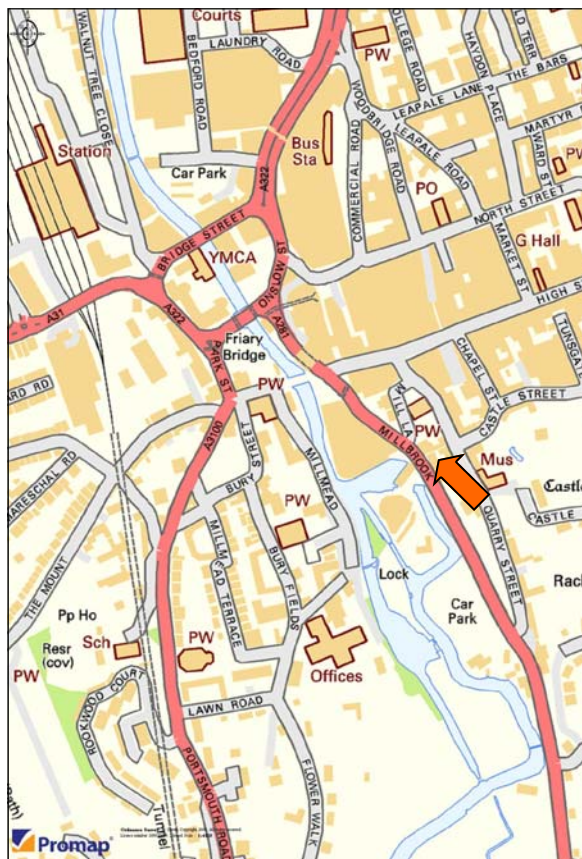
Small business rates relief may be available.

Legal Costs

The ingoing tenant to bear the landlord's legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint 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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