

**SECOND FLOOR
TOWN CENTRE OFFICE SUITES
TO LET**



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

Town centre location

Small suites from 40.22 sq m to 59.66 sq m (433 sq ft - 642 sq ft)

Flexible inclusive terms available

Comprehensively refurbished

Lift access



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

www.owenshipp.co.uk

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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 suites are situated on the second floor of this purpose built office building with lift access. The accommodation comprises suspended ceiling with modern lighting, perimeter trunking and carpeting. The common parts and the accommodation have been comprehensively refurbished.

Accommodation

The available suites can be taken individually or in any combination to suit as follows:

Second floor:

Suite 1	40.22 sq m	433 sq ft
Suite 2	59.66 sq m	642 sq ft
Suite 3	53.39 sq m	575 sq ft

N.B The first floor offices are also available on exclusive terms (full details are on our website).

Rent

Suite 1: £710 pcm plus VAT
Suite 2: £1,020 pcm plus VAT
Suite 3: £925 pcm plus VAT

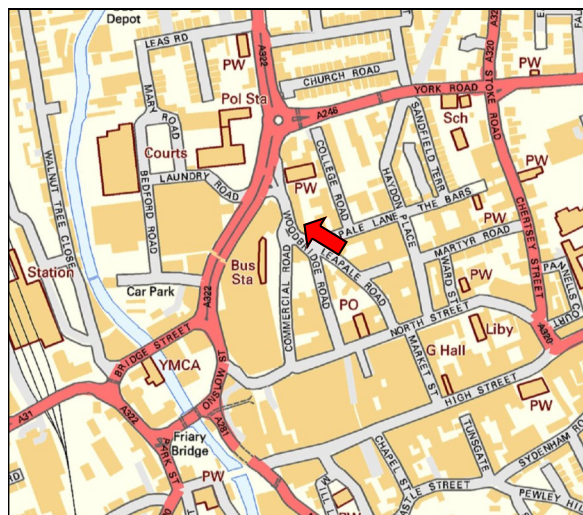
The rent is inclusive of outgoings such as water rates, buildings insurance, electricity, general maintenance of the common parts and cleaning.

Terms

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

Rates

Rateable value: to be separately assessed. Business rates will be the responsibility of the tenant as relief may be available to the occupier of up to 100% until October 2012.



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
Non-Domestic Building


 HM Government

<p>1ST, 2ND & 3RD FLOOR OFFICES Stamford House 91 Woodbridge Road GUILDFORD GU1 4QD</p>	<p>Certificate Reference Number: 0671-0039-6039-0803-3002</p>
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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



72 This is how energy efficient the building is.

Less energy efficient

Technical information	Benchmarks
<p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 656</p> <p>Building complexity (NOS level): 3</p> <p>Building emission rate (kgCO₂/m²): 41.15</p>	<p>Buildings similar to this one could have ratings as follows:</p> <p>24 If newly built</p> <p>65 If typical of the existing stock</p>