

**TOWN CENTRE OFFICES**  
556 sq ft — 2,570 sq ft  
with parking  
**TO LET**



**01483 450115**

**www.owenshipp.co.uk**



**32 CASTLE STREET, GUILDFORD, SURREY GU1 3UW**

Only 100 metres from Guildford High Street

Approximately 10 minutes walk from Guildford mainline station

Suites available from 556 sq ft to 2,570 sq ft for whole

**\*\* Private gated car park for about 6 cars \*\***



**RICS**

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

[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

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**Location**

The premises are in an excellent town centre location close to Guildford High Street and about 10 minutes walk from the mainline station. Castle Street is in a beautiful part of Guildford close to the Castle Grounds, an abundance of restaurants and Guildford's excellent shopping centre.

**Description**

The property comprises a modern office building arranged over four floors. The accommodation has gas fired central heating, comfort cooling, and Category II lighting. Virtually unique in Guildford town centre for this size of building there is a gated car park for about 6 cars.

**Accommodation**

The net internal areas are approximately as follows:

Ground floor	51.68 sq m	556 sq ft
First floor	UNDER OFFER	
Second floor	73.36 sq m	790 sq ft
Basement	37.16 sq m	400 sq ft
<b>Total</b>	<b>238.74 sq m</b>	<b>2,570 sq ft</b>

**Tenure**

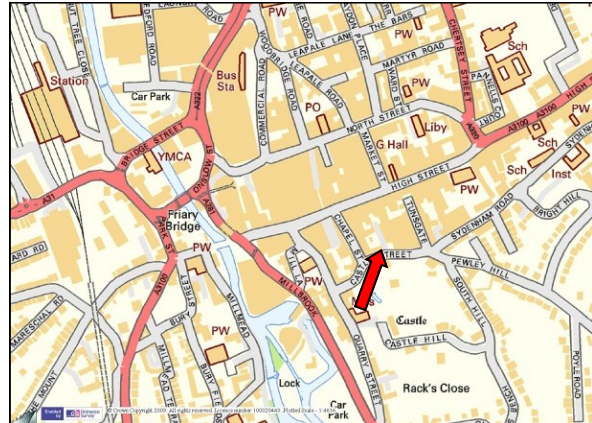
The property is available as a whole or on a floor-by-floor basis for a term to be agreed.

**Rent**

Rent on application.

**Rates**

Rateable value: £31,500  
Rates Payable: £13,608 (2011/2012)



**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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**Energy Performance Certificate**  
Non-Domestic Building

Virgin Money  
32 Castle Street  
GUILDFORD  
GU1 3UW

**Certificate Reference Number:**  
9813-3097-0424-0000-4891

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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](http://www.communities.gov.uk/epbd).

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀

109

This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	297
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	56.14

Benchmarks

Buildings similar to this one could have ratings as follows:

33

If newly built

88

If typical of the existing stock

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