

**HIGH QUALITY TOWN CENTRE  
OFFICES**

**TO LET**



**01483 450115**

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**39 EPSOM ROAD, GUILDFORD, GU1 3LA**

Modernised Offices Close to Guildford High Street

Office Suites of 625 sq ft and 768 sq ft

First and Second Floor Offices

Air Conditioned

On site Parking



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

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## 39 EPSOM ROAD, GUILDFORD, GU1 3LA

### Location

The premises are in an excellent town centre location close to the upper High Street with its many shops and restaurants. London Road railway station is only 0.5km away and Guildford main line station is just over a kilometre. There is access from Guildford onto the A3 which links with the M25 north at Wisley (Junction 10).

### Description

The building has offices on three storeys with a front and rear office on each floor. It has been substantially upgraded and modernised in recent years and has high quality fittings throughout, including air conditioning. The available space on the first floor comprises one large open plan area. The second floor suite comprises an open plan area with separate meeting room. Both suites are self contained with kitchen and WC.

### Accommodation

The net internal areas are as follows:

First floor	58.1 sq m	625 sq ft
Second floor	71.34 sq m	768 sq ft

### Rent

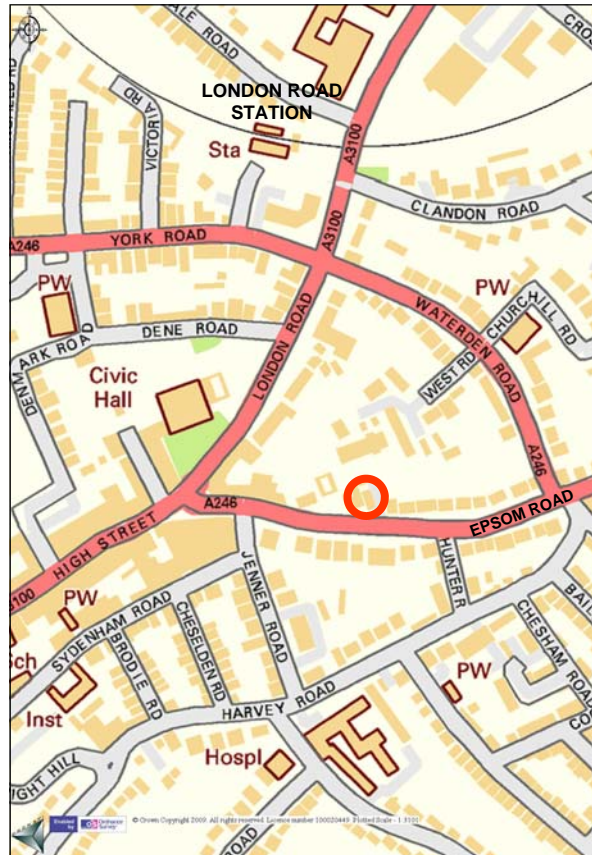
First floor	£14,500 p.a.
Second floor	£18,000 p.a.

### Rates

Suite	Rateable Value	Rates Payable (2010/11)
First Floor	Tba	
Second Floor	£9,900	£4,098.60 p.a.

### Legal Costs

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



### Lease

New full repairing and insuring leases to be granted for a term to be agreed.

### Energy Performance Certificate

Please refer to agent for details.

### 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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