

**SERVICED OFFICE
IN GUILDFORD CENTRE
TO LET**



01483 450115

www.owenshipp.co.uk



4 JENNER ROAD, GUILDFORD, GU1 3PL

Detached 2-storey office building

2 person office available

Close to Guildford High Street

Recently refurbished to a high specification



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

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Location

The office building is located in central Guildford just off the High Street. Guildford mainline and London Road stations are within walking distance.

Description

Capital House is an imposing 2 storey period office building. The offices are furnished and equipped with CAT5 cabling and air conditioning. A meeting room is available with presentation facilities.

Accommodation

The available accommodation is approximately as follows:

Office 2 (4 person)	17.7 sq m	190 sq ft
Office 4 (2 person)	14.4 sq m	155 sq ft

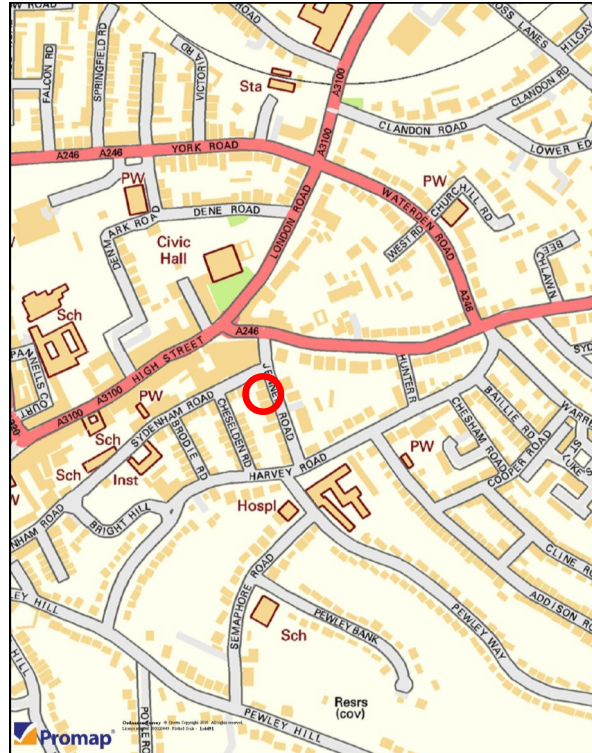
Inclusive Rent

Office 2: LET
Office 4: £475 pcm + VAT

The rent is inclusive of all outgoings such as service charge, utilities and building insurance.

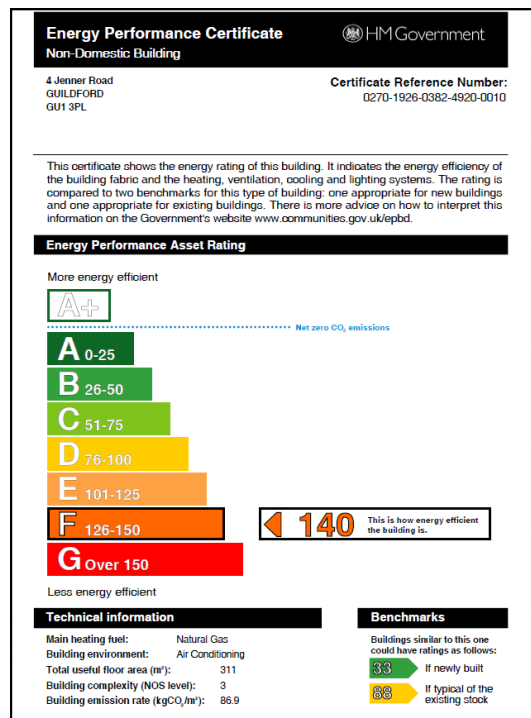
Terms

A new licence is available for a term by arrangement. A rental deposit and references may be required.



A typical office

Energy Performance Certificate



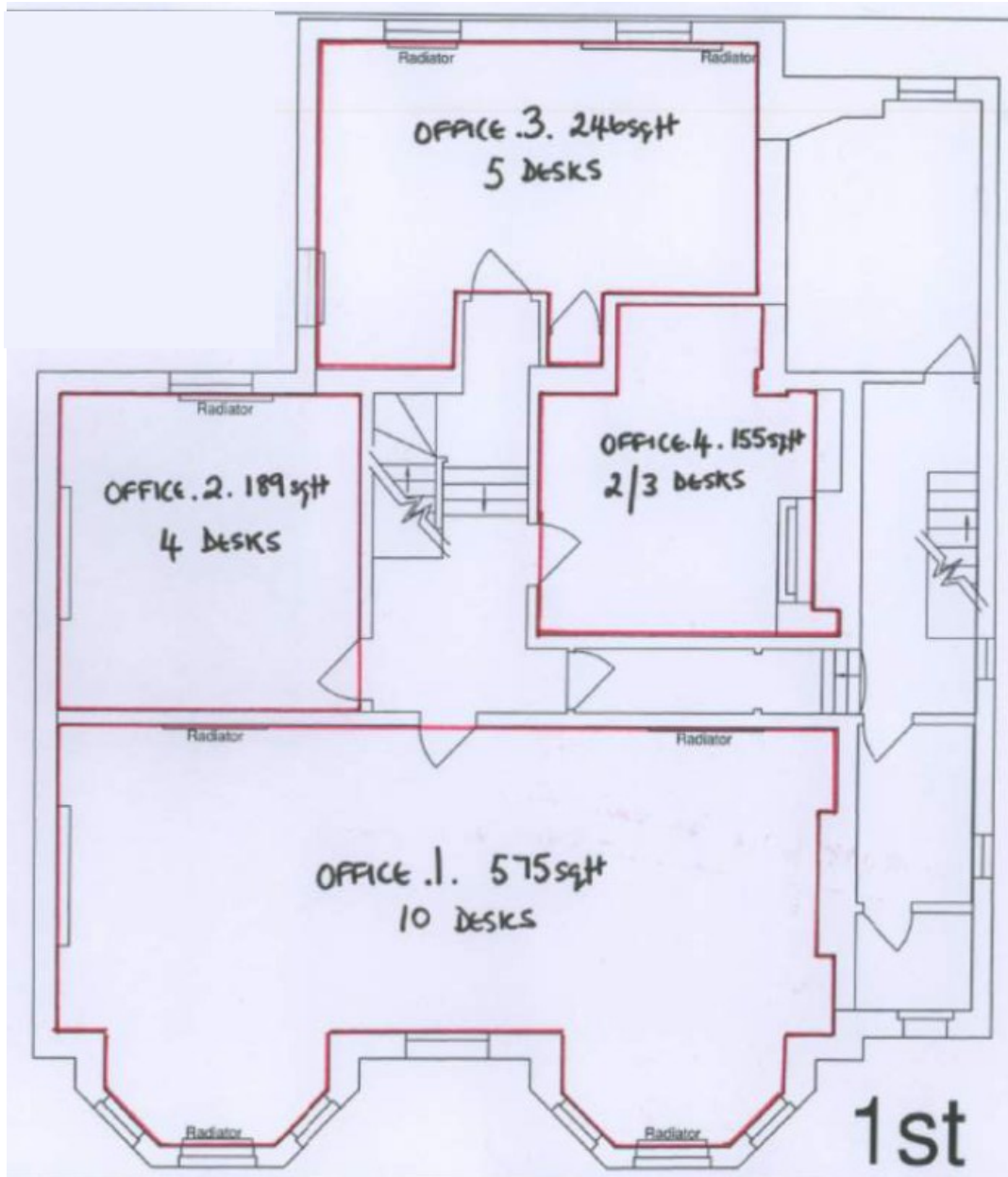
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Viewing

Strictly by appointment with the sole agents:



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