

**OFFICES WITH PARKING
TO LET**



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**PARKE HOUSE, 6 WORPLESDON RD,
GUILDFORD, GU2 9RW**

42.49 sq m (458 sq ft)

Open plan office with kitchen

On site parking included



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

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Location

The premises are located on the north side of Guildford on the Worplesdon Road (A322). Guildford town centre is approximately 1 mile away. There is almost immediate access to the southbound junction of the A3.

Description

Modern open plan office space on the lower ground floor with gas fired central heating to radiators, own kitchen and shared WCs. **Two on site parking spaces.**

Accommodation

The net internal area is approximately as follows:

Lower ground 42.49 sq m 458 sq ft
floor offices

Rent

£850 per month, plus VAT, inclusive of business rates, water rates, heating, lighting and buildings insurance.

Lease

A new short term lease or licence agreement to be granted.

Legal Costs

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

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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