

**GROUND & LOWER GROUND FLOOR
A2 OFFICES WITH PARKING
TO LET**



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

132.29 sq m (1,424 sq ft)

Potential for B1 Office or D1 Medical use (subject to planning)

Open plan offices on ground and lower ground floor

AT LEAST 7 PARKING SPACES



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

www.owenshipp.co.uk

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 ground and lower ground floors with gas fired central heating to radiators, kitchen and WCs. **At least 7 on site parking spaces.**

Accommodation

The accommodation is approximately as follows:

Ground floor	89.80 sq m	967 sq ft
Lower Ground floor	42.49 sq m	457 sq ft
Total	132.29 sq m	1,424 sq ft

Rent

£25,000 per annum exclusive.

Lease

A new full repairing and insuring lease to be granted.

Rates

Rateable value: £19,000
Rates payable: £8,729.55 (2010/2011)

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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