

**TOWN CENTRE OFFICES
TO LET**



01483 450115

www.owenshipp.co.uk



**2ND FLOOR, WOODBRIDGE CHAMBERS,
WOODBRIDGE ROAD, GUILDFORD GU1 4QD**

Town centre location

1,289 sq ft

Recently comprehensively refurbished throughout

Inclusive Rent

Flexible lease terms available



RICS

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

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Location

The building is located on Woodbridge Road, opposite Guildford bus station, in the centre of Guildford. It provides easy access to all town centre amenities and Guildford Railway Station.

Description

Woodbridge Chambers is a building with a wealth of individual characteristics including an attractive communal reception area as well as a curved frontage. The office elements of the building occupy the first and second floors.

Accommodation

The accommodation is as follows:

Second floor

Suite 1	45.33 sq m	488 sq ft
Suite 2	23.68 sq m	258 sq ft
Suite 3	119.75 sq m	1289 sq ft

Rent

Suite 1: LET

Suite 2: LET

Suite 3: £1,830 pcm plus VAT

The rents are inclusive of water rates, buildings insurance, utilities and maintenance. The tenant will be responsible for IT/telecoms, business rates and cleaning.

Terms

Flexible lease agreements are available.

Rates

Suite 1 Rateable Value: £4,100

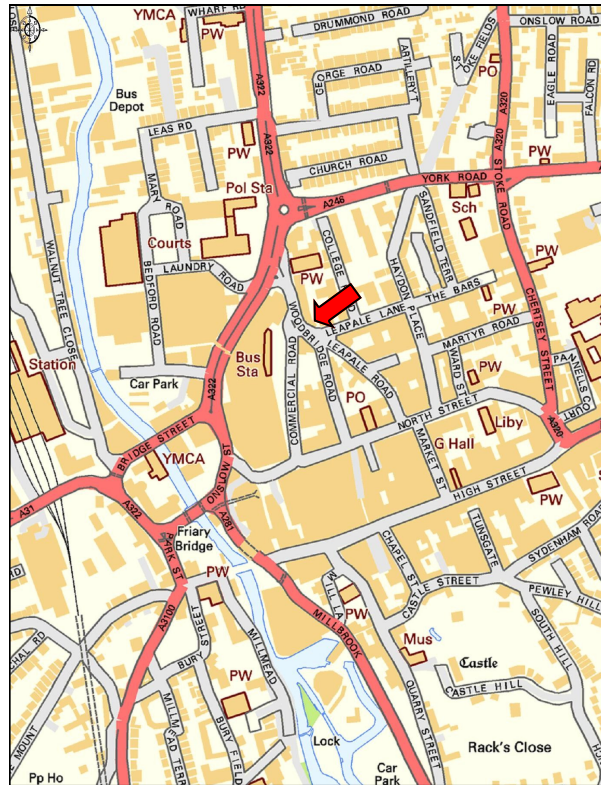
Suite 2 Rateable Value: £1,950

Suite 3: Rateable Value: £9,600

Business rates will be the responsibility of the tenant as reliefs may be available to the occupier of up to 100% until October 2012.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing

Strictly by appointment with the joint 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



Woodbridge Chambers
89 Woodbridge Road
GUILDFORD
GU1 4QD

Certificate Reference Number:
0240-0538-3810-3222-6092

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **93**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 610
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

58 If newly built

134 If typical of the existing stock