



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**GROUND FLOOR TOWN CENTRE OFFICE**

753 sq. ft / 70 sq. m

**Ground Floor, Left Hand Side, Bury House, 1-3 Bury Street, Guildford, Surrey GU2 4AW**





- Town Centre Location
- High Quality Office
- One Parking Space



## LOCATION

Bury House is situated in Guildford Town Centre on Bury Street, which runs between Millmead and Portsmouth Road at the western end of the High Street.

The property is a five-minute walk from Guildford mainline station and the A3 London to Portsmouth Road is 1.5 miles from the property, accessible at the Ladymead and Stoke Road intersection. The M25 lies 7 miles to the North, connecting with the A3 at Wisley.

## DESCRIPTION

Bury House is a period three storey office building with a contemporary and functional interior. The entrance lobby has individual mailboxes for each tenant company and an alarm system for each suite. The available office is located on the ground floor and comprises of three rooms. The suite has a kitchenette, carpeted floors, wall mounted radiators and leg light panels. There are dedicated phonelines into this suite and low-level power points. This suite is available unfurnished.

## ACCOMMODATION

Ground Floor (LHS) – 753 sq. ft / 69.96 sq. m

## RENT

£28,000 per annum + VAT

Inclusive of service charge which includes Utilities and Insurance, Business Rates and Telecoms are the responsibility of the tenant.

## RATES

Rateable Value: £14,500

Rates Payable: £7,105

100% Small Business Rates Relief for Eligible Tenants.

## EPC

TBC

## LEGAL COSTS

Each party to bear their own legal costs



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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