



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

TOWN CENTRE SELF CONTAINED OFFICE SUITE  
450 sq. ft. ( 41.80 sq. m)

Bury House, 1-3 Bury Street, Guildford, Surrey GU2 4AW



## 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 the self-contained annex which comprises two offices, a kitchenette and WC. The space is accessed from the left-hand side of the property with its own independent entrance but also has an internal door to access the lobby.

## ACCOMMODATION

Available	SQ FT	SQ M
The Annex	450	41.80

## RENT

£12,000 per annum (+VAT)

Inclusive of service charge which includes heating, electricity, water, insurance, daily cleaning and window cleaning.

## RATES

Rateable Value: £6,900

Rates Payable (23/24): £3,381 (Approx.)

100% Small Business Rates Relief for eligible applicants.

## 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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