



Owen  
Isherwood  
CHARTERED SURVEYORS

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

**TO LET | 820 SQ FT (76.18 SQ M)**

Town Centre Offices



## Ground Floor Office Suite

- Daily Office Cleaning & Communal Areas
- Air Conditioning & Servicing
- Fire Alarm Systems & Servicing
- Building Insurance
- Window Cleaning
- Gardening
- Car Park Maintenance
- Water
- Electricity
- One Car 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

Name	sq ft	sq m	Availability
Ground - LHS	820	76.18	Available
Total	820	76.18	

## Terms

New Lease

## Rent

£30,340 per annum

## Rates & Charges

Rateable value: £16,500  
Rates payable: £8,448 per annum

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Legal costs

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



## Contact

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