

ANNEXE AT BURY HOUSE

1-3 BURY STREET | GUILDFORD

GU2 4AW



GUILDFORD TOWN CENTRE OFFICE

TO LET - 450 SQ FT (41.81 SQ M)

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KEY BENEFITS

- Self contained office
- WC and kitchen
- 0.3 miles from Guildford station and 3-minute walk from Guildford High Street
- Interior alarm system to the building
- The quoting rent is inclusive of service charge which includes all utilities
- Daily cleaning of office and communal areas
- Fire alarm and air conditioning servicing
- Building insurance, window cleaning, gardening and car park maintenance

LOCATION

Bury house is located on Bury Street, just off the western end of Guildford High Street, close to shops, cafes and local amenities.

Guildford mainline station is only 0.3 miles away, offering direct trains to London Waterloo in as little as 35 minutes.

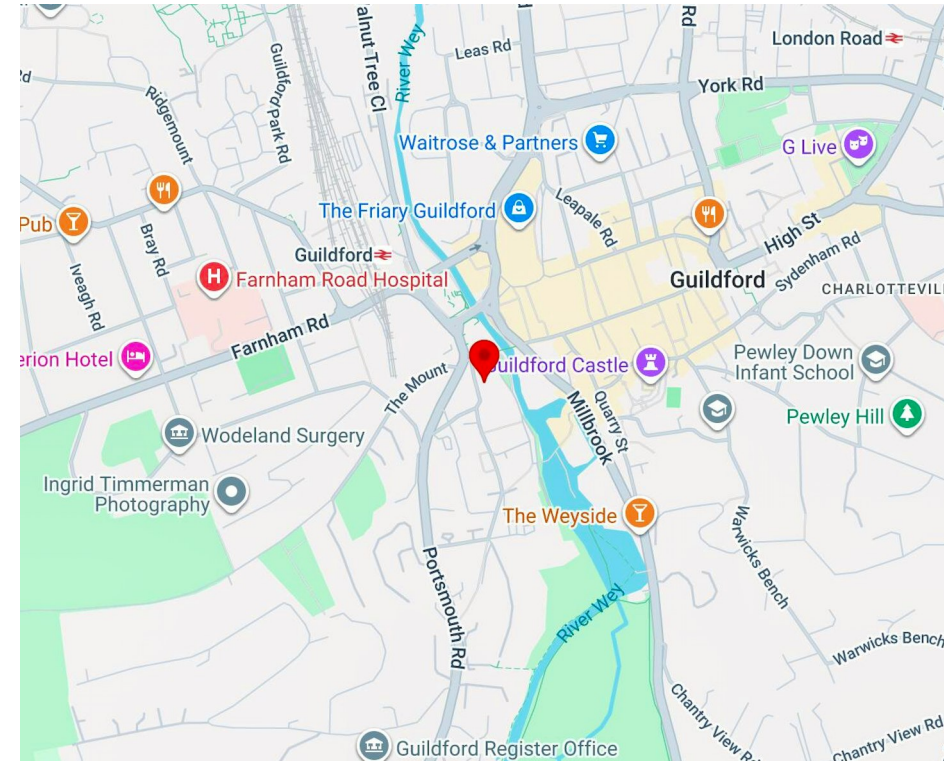
The property has excellent road links, with the A3 nearby providing easy access to London (around 1 hour) and Portsmouth (about 50 minutes). The M25 is also just 7 miles north, connecting to the wider motorway network.

DESCRIPTION

Bury House provides well designed, small office spaces with a contemporary interior, and air conditioning. There are kitchens and bathrooms on every floor.

There is a small landscaped garden to the front of the building, with gated access to both entrances. Security features include an interior alarm system to the building and an automated gate off Bury street provides access to the parking at the back of the building.

The available office is located in the annexe to the side of Bury House. The self-contained space benefits from two offices and its own kitchen and WC.



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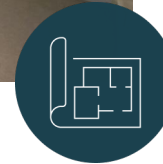
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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	450	41.81	Available
TOTAL	450	41.81	

Floor areas are approximate GIA

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SERVICE CHARGE

The quoting rent is inclusive of service charge which includes all utilities (gas, electricity and water), daily cleaning of office and communal areas, air-conditioning and servicing, fire alarm systems and servicing, building insurance, window cleaning, gardening and car park maintenance.

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SUMMARY

- Rent: £12,000 per annum Inclusive of service charge
- Available Size: 450 sq ft
- Rates Payable: On application
- EPC: B (49)

VIEWINGS & INFORMATION



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