



Owen Shipp  
01483 450115  
550 - 700 sq ft  
Offices To Let

Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**Town Centre Office**

663.5 sq ft ( 61.64 sq m)

Office 3, Jeffries House, Jeffries Passage, Guildford, Surrey, GU1 4AP

## LOCATION

The property is located in Guildford Town centre on the corner of North Street and Jeffries Passage, between the Grade I listed Abbots Hospital and Guildford Library. Jeffries Passage runs between the High Street and North Street, the two main shopping streets within the town centre. The subject suite is on the second floor and situated at the rear of the building. Guildford is well located for access to both London and the South Coast via road and train.

## DESCRIPTION

Jeffries House is a mid-century four storey commercial building which overlooks North Street. It has a retail unit on the ground floor and offices over the three floors above. The offices are accessed via an entranceway on Jeffries Passage and internally there is a shared stairwell. The suite is an open plan office with its own kitchenette in one corner. The suite has plenty of natural light from single glazed windows, it also benefits from perimeter trunking for power and data with fluorescent tube lighting. Heating is provided centrally via wall mounted radiators. There are shared WCs and no parking associated with this building.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	663.5	61.64

## RENT

£12,000 per annum

## RATES

Rateable Value: £5,600

Rates Payable (20/21): £2,744

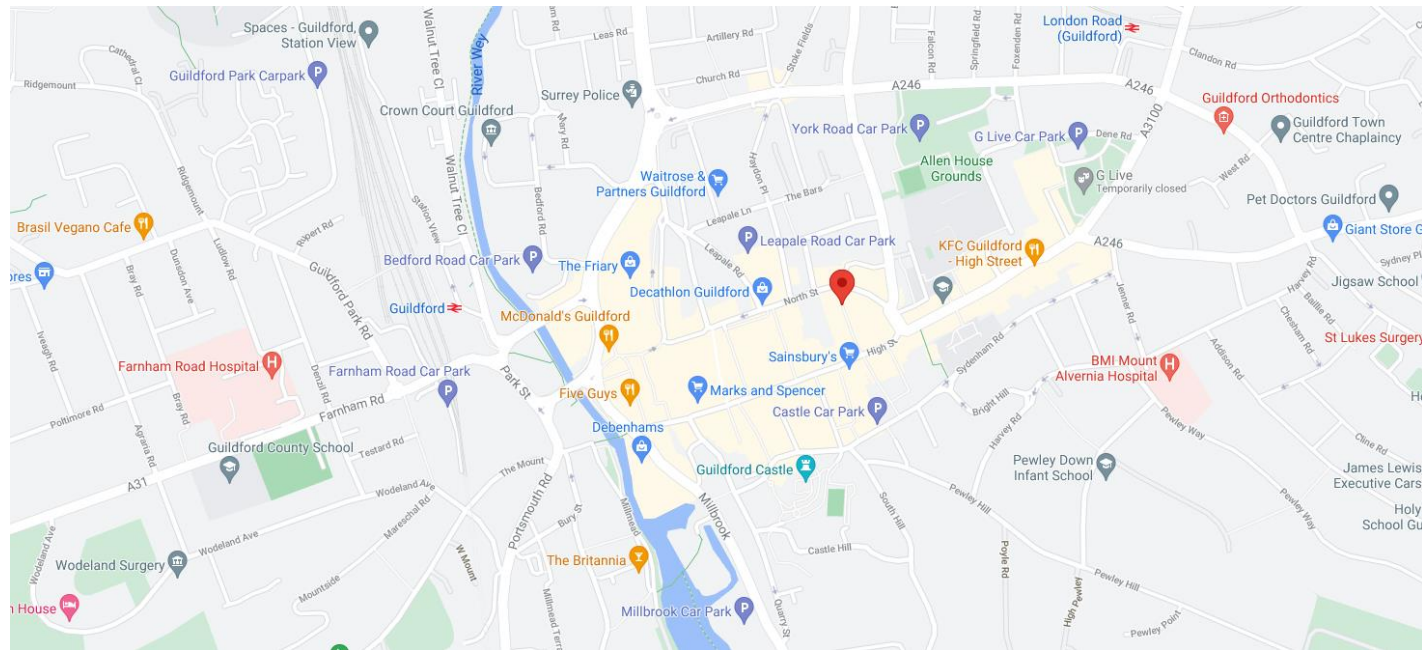
Small Business Rates Applicable for eligible occupiers.

## EPC

D - 94

## LEGAL COSTS

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



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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## CONTACT

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