

CENTRAL GUILDFORD

FREEHOLD SALE



## FREEHOLD OFFICE INVESTMENT

+ PLENTIFUL PARKING

*5,500 sq ft (NET) approx.*

**FOR SALE**



### **BURY HOUSE • 1-3 BURY ST • GUILDFORD • SURREY • GU2 4AW**

#### **LOCATION:**

The subject property is situated in Bury Street being within the Millmead and Portsmouth Road Conservation Area on the south-west side of Guildford town centre.

The property is located in a broadly central location within a three-minute walk of Guildford High Street which provides an extensive range of shops and amenities. Additionally, the property is a short distance from Guildford mainline railway station which provides a regular service to London (Waterloo) in 38 minutes approximately. Road communications are good with access to the A3 (London to Portsmouth Road) some 1½ miles distant (southbound) and whilst the northbound access is some 2 miles distant. The M25 (Junction 10) is some 7 miles distant.

Plentiful Car Parking close by as is Artington Park & Ride.

*ctd>*

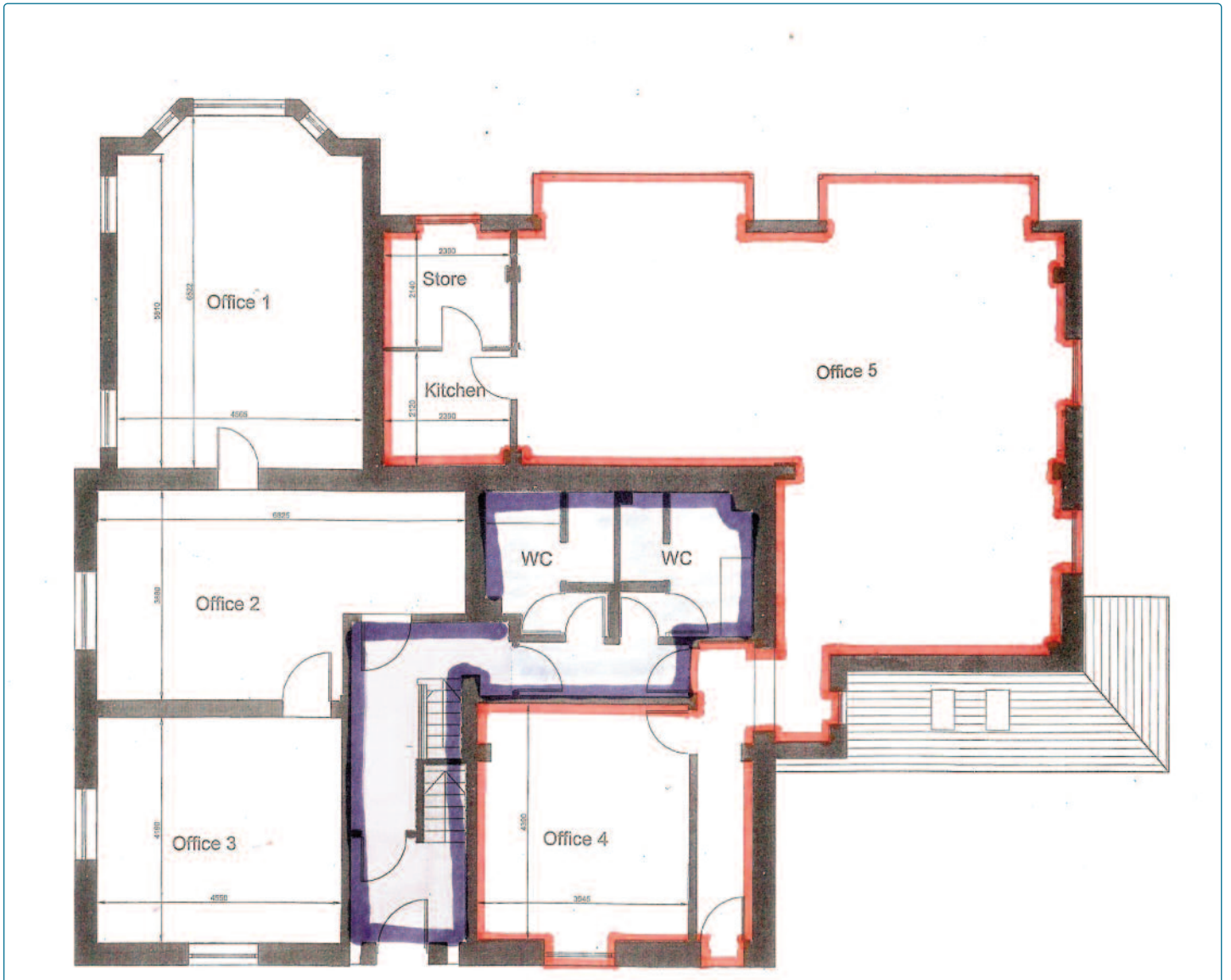
**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131**

**w: [www.gascoignes.com](http://www.gascoignes.com) e : [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

**BURY HOUSE • 1-3 BURY ST • GUILDFORD • SURREY • GU2 4AW**

Ground floor:



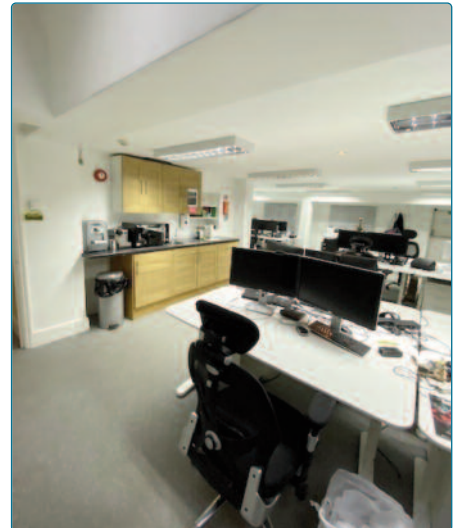
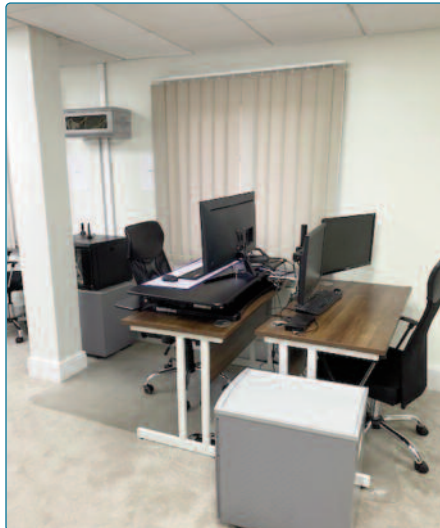
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Lower ground floor:



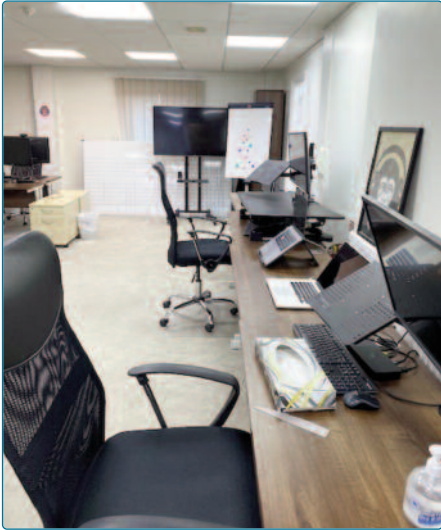
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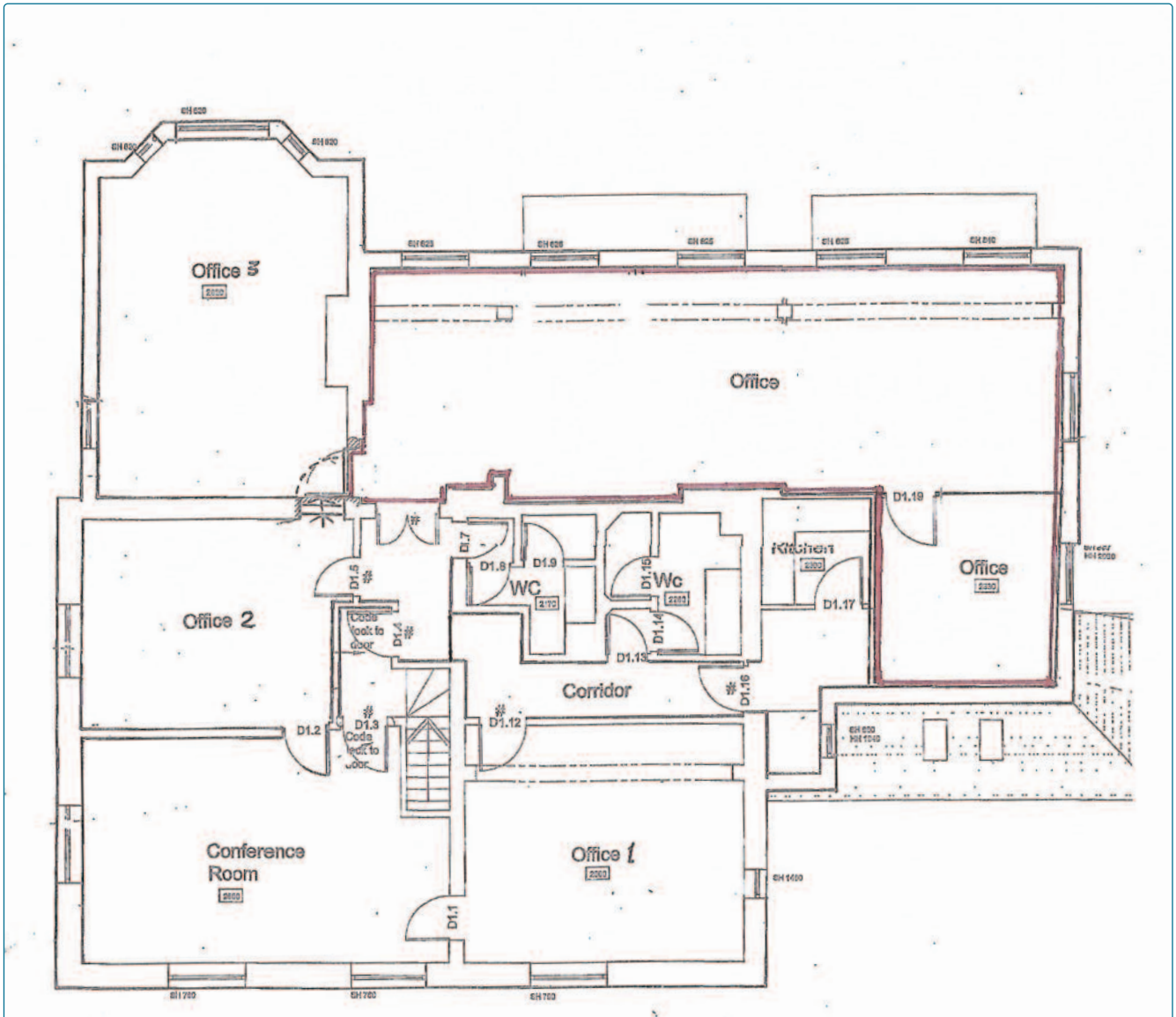
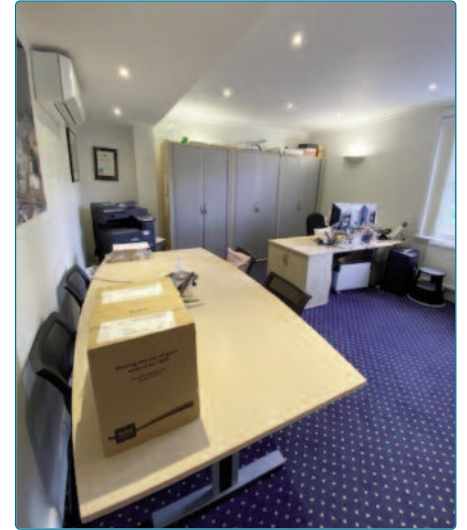
First floor:



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## BURY HOUSE • 1-3 BURY ST • GUILDFORD • SURREY • GU2 4AW

### LOCATION *ctd.*:

Guildford is the main commercial and administrative centre of Surrey with an urban area population of 69,400 as at the 2001 Census, with a district population of 129,701. Guildford is the main Employment hub for the area. In terms of employment, 44% of employees have a degree or higher educational qualification (ONS) whilst The University of Surrey was voted University of the year in 2016 (Sunday Times Good University guide).

There is an assortment of major employers in the town including Electronic Arts, BAE Systems, BOC, Honeywell, Allianz Cornhill Insurance, The Royal Grammar School and the University of Surrey.

### DESCRIPTION:

The property comprises a detached Georgian building, Grade II Listed being of stone construction beneath a hipped and pitched slate covered roof. In total the building extends to some 5,500 sq ft approx and is currently arranged to provide an assortment of offices which are currently let out by way of short-term licenses. Internally the property is very well appointed and is arranged so as to provide a mix of contemporary and period styling. The property also benefits from plentiful WC facilities, air conditioning, Category 5 cabling, kitchen facilities oneach floor, gas fired central heating via wall mounted radiators, feature lighting throughout (a mix of recessed, spot and feature lighting). More generally the offices provide an assortment of offices suites currently let out to a range of businesses.

The premises also benefit from an entryphone system, security alarm system, fire alarm and a smoke detection system.

### ACCOMMODATION:

The Property is arranged over three floors providing a total of 5,500 sq ft (sq m) approx.

**Outside:** To the outside of the property there are 9 x designated car spaces.

### TERMS:

The property is available subject to the existing agreements OR alternatively the property could be offered with full vacant possession.

### PRICE:

We are seeking offers in the region of **£3,500,000.00** for the Freehold interest.

**NOTE:** The current GROSS rental income is £173,000.00 per annum. Further details relating to income and current costs are available upon request from the selling agents.

### VAT:

The sale price will not be subject to VAT.

### BUSINESS RATES:

Guildford Borough Council.

### LEGAL COSTS:

Each party to bear their own professional and legal costs.

### VIEWING:

Strictly by prior appointment through the **Sole Agents**:



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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#### NOTE:

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