

TO LET

**Self Contained Town Centre Air Conditioned Offices
in Landscaped Grounds with On Site Car Parking**

**WESTBURY
15 BURY STREET
GUILDFORD
GU2 4YZ**

Offices available from 5,366 sq. ft. – 16,020 sq. ft

**DESCRIPTION:**

Westbury is a unique self contained office building located in Guildford town centre, within a few minutes walk of Guildford Mainline station.

The building was substantially refurbished in 2008 offering modern air conditioned office accommodation in a scheme of traditional offices and a modern wing, set within landscaped grounds and benefiting from 20 on site car parking spaces.

ACCOMMODATION:

The property is approached from Bury Street and is laid out in two interlinked buildings, one of traditional period construction being Grade 2 Listed. There is an interlinked modern office wing thereby giving an excellent mix of open plan areas and individual offices, suitable for meeting rooms and executive offices.

FLOOR AREAS:**Period Building:**

Ground Floor	1,893 sq. ft.	176 sq. m.
First Floor	1,713 sq. ft.	159 sq. m.
Second Floor	1,760 sq. ft.	164 sq. m.
Sub Total	5,366 sq. ft.	499 sq. m.

Modern Building:

Ground Floor	3,913 sq. ft.	364 sq. m.
First Floor	3,998 sq. ft.	372 sq. m.
Second Floor	2,743 sq. ft.	255 sq. ft.
TOTAL	16,020 sq. ft.	1,490 sq. ft.

RENT:

We are seeking rental offers in excess of £25.00 per sq. ft. per annum exclusive.

RATES:

To be confirmed.

POSSESSION:

December 2011

VIEWING:

Viewing strictly by prior appointment with the sole agent:

Paul Collins, Collins Lambourn – 020 7935 3553

The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

November 2011