

OFFICE

## **SERVICED OFFICE TO LET**

*with PARKING* 630 sq ft (58.58 sq m)



## **39 EPSOM ROAD • GUILDFORD • SURREY • GU1 3LA**

LOCATION:

The property is located in Guildford town centre within walking distance of the High Street and the mainline train station. London Road station is located under  $\frac{1}{2}$  a mile from the property.

Guildford is the county town of Surrey and is located some 30 miles south of Central London with a journey time of 38 minutes (approx.) by train to Waterloo station. The A3 [London to Portsmouth Road] provides direct access to the south coast, M25 and London. Heathrow and Gatwick airports are both within close proximity.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131 F: 01483 557549 w: www.gascoignes.com e : enquiries@gascoignes.com

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DESCRIPTION:	The property comprises a second floor office suite extending to 630 sq ft (58.58 sq m) together with 2 x designated parking spaces. Internally the property is carpeted with plastered and painted walls, air conditioning, LED lighting and double glazed sash windows to the rear office.		
ACCOMMODATION:	(All areas are NIA and approx.) Access is off the second floor common landing area. Internally, the office is arranged as follows:		
	Main office: Kitchen WC/cloakroom	approx: 58.58 sq m	(630 sq ft)
	Total	58.58 sq m	(630 sq ft)
LICENCE TERM:	12 months from completion.		
LICENCE FEE:	<b>£18,850.00</b> per annum exclusive.		
SERVICE CHARGE:	£2,149.60 for the 2019/20 period.		
VAT:	VAT will be charged on the Licence Fee & Service Charge.		
LEGAL COSTS:	Each party will be responsible for their own legal costs.		
<b>BUSINESS RATES:</b>	Description: Rateable Value: Rates Payable:	Offices and Premises £6,190.00 TBC - small business	rate relief may apply subject to status.
VIEWING:	The premises are available to view strictly by prior appointment through the Sole Agents:		



Rod Walmsley rod@gascoignes.com Andrew Russell andy@gascoignes.com

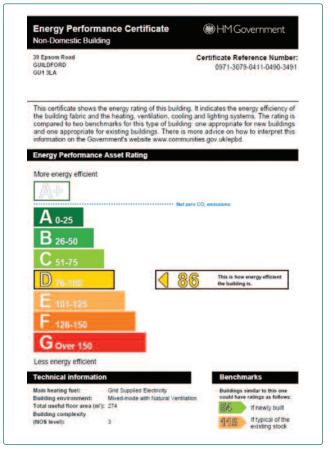
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(iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv	) Ltd which is registered in England No. 4336372			
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