

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.)<br>Access is off the second floor common landing area.<br>Internally, the office is arranged as follows:  |   |  |
|                        | Main office:<br>Kitchen<br>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:<br>Rateable Value:<br>Rates Payable:   | Offices and Premises<br>£6,190.00<br>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

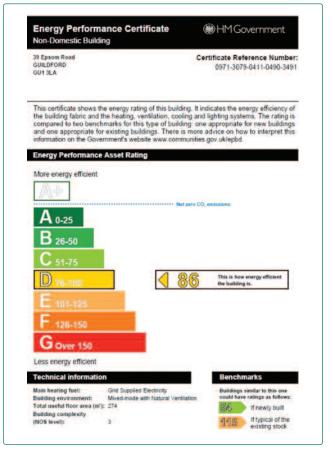
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| NOTE:  |  |  |  |  |
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