

ON-SITE PARKING

NEW LEASE

Gascoignes
CHARTERED SURVEYORS
GUILDFORD 01483 538131
www.gascoignes.com

**GROUND FLOOR CONSULTING ROOMS
PLUS BASEMENT
TO LET (ON NEW LEASE)**



85 EPSOM ROAD • GUILDFORD • SURREY • GU1 3PA

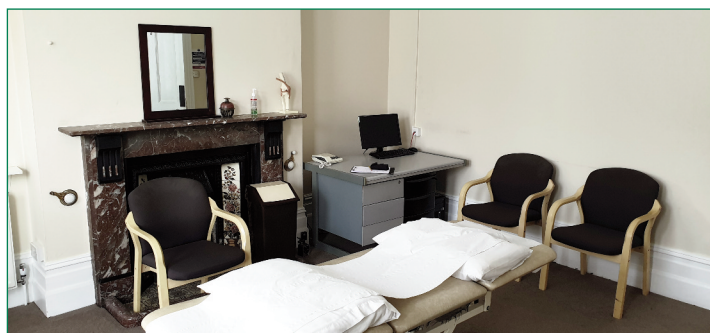
LOCATION:

The premises are situated in a prominent position fronting the Epsom Road, being located a short distance from the Town Centre and thus an assortment of shops and amenities and within a 5 minute walk of London Road train station.

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DESCRIPTION:

The ground floor is presently arranged so as to provide an assortment of private consulting rooms in addition to a good size reception area. The first floor apartment is now let.

ACCOMMODATION: (all areas are approx.)

Ground floor:	101.10 sq m	[1,088 sq ft]
Basement:	17.35 sq m	[187 sq ft]
First floor:	not available.	
Total:		

TERMS:

The premises are available on a new lease for a term to be agreed.

RENT:

£30,000.00 per annum exclusive.

RATING ASSESSMENT: TBA

NB: Small Business Rates relief may apply subject to status.

VAT:

The premises are not elected for VAT.

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

Andrew Russell
andy@gascoignes.com

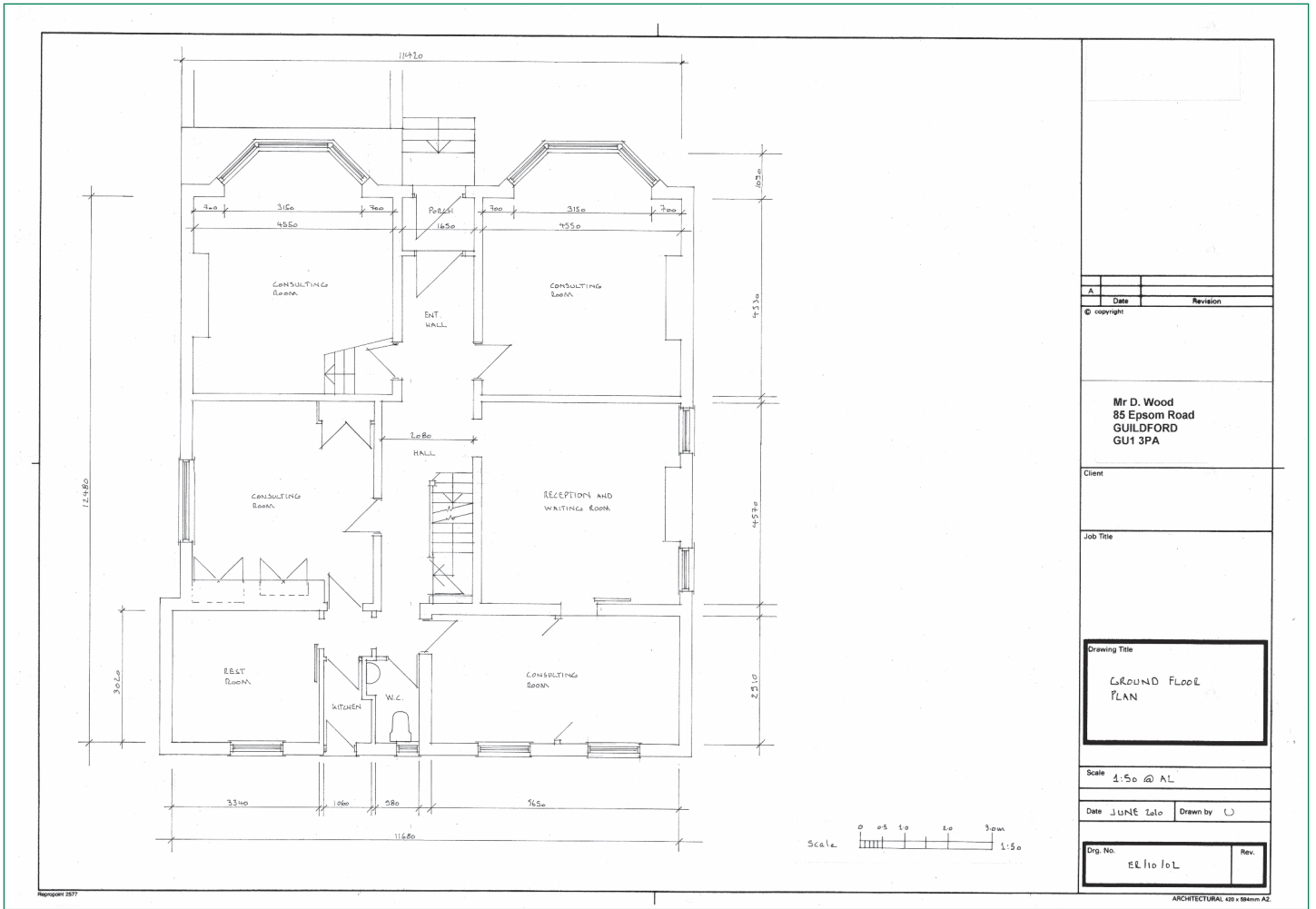
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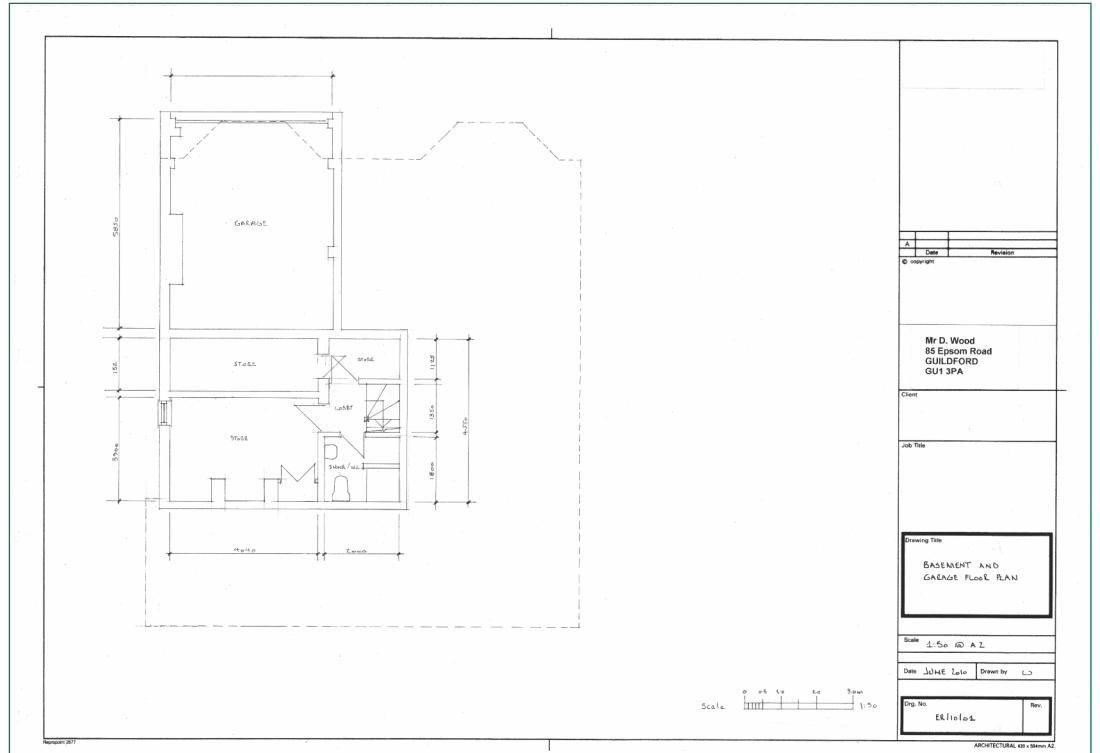
NOTE:

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GROUND FLOOR LAYOUT

BASEMENT LAYOUT



NB: NOT TO SCALE

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