

**FURTHER REDUCTION**



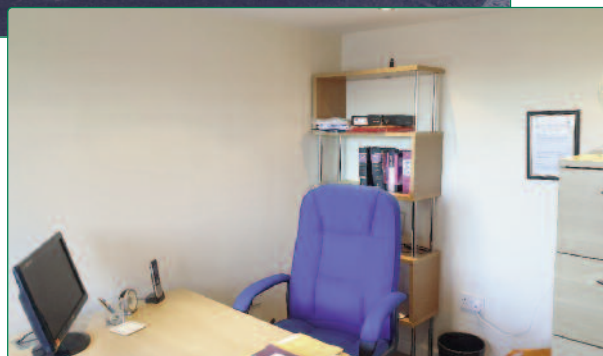
**FREEHOLD**

# FREEHOLD OFFICE

**+ PARKING SPACE**

*694 sq ft (64 sq m) approx.*

**FOR SALE (MAY LET)**



**ONSLOW HOUSE • ONSLOW ROAD • GUILDFORD • SURREY • GU1 4HU**

**LOCATION:**

The property is situated in an accessible location just off the Stoke Road, close to central Guildford. The property's location gives easy access to the town centre, the main-line railway station and the A3 (London to Portsmouth Road).

**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)**

**ACCOMMODATION:** The property comprises a self-contained office arranged over two floor. Built some 20 years ago, it provides ground floor office accommodation comprising reception/foyer, one private office and an open plan first floor office area, together with file storage space in the eaves. The office is well appointed with carpeted floors, window blinds, feature lighting together with, gas fired central heating via wall mounted radiators. WC and Kitchen facilities are also provided. There is 1 (one) designated car space and, there is, in addition, street parking close by.

**TERMS:** The property is available **FREEHOLD (May Let)**, with full vacant possession upon completion.

**PRICE:** **£310,000.00 FREEHOLD.**

**VAT:** VAT will not apply.

**BUSINESS RATES:** Rateable Value £10,000.00

**NOTE: Subject to status, applicants may qualify for 100% Business Rates Relief.**

**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:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

## Energy performance certificate (EPC)

43a Onslow Road GUILDFORD GU1 4HU	Energy rating <b>B</b>	Valid until: <b>18 January 2032</b> Certificate number: <b>7328-4404-7981-9160-0097</b>
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	63 square metres

### Rules on letting this property

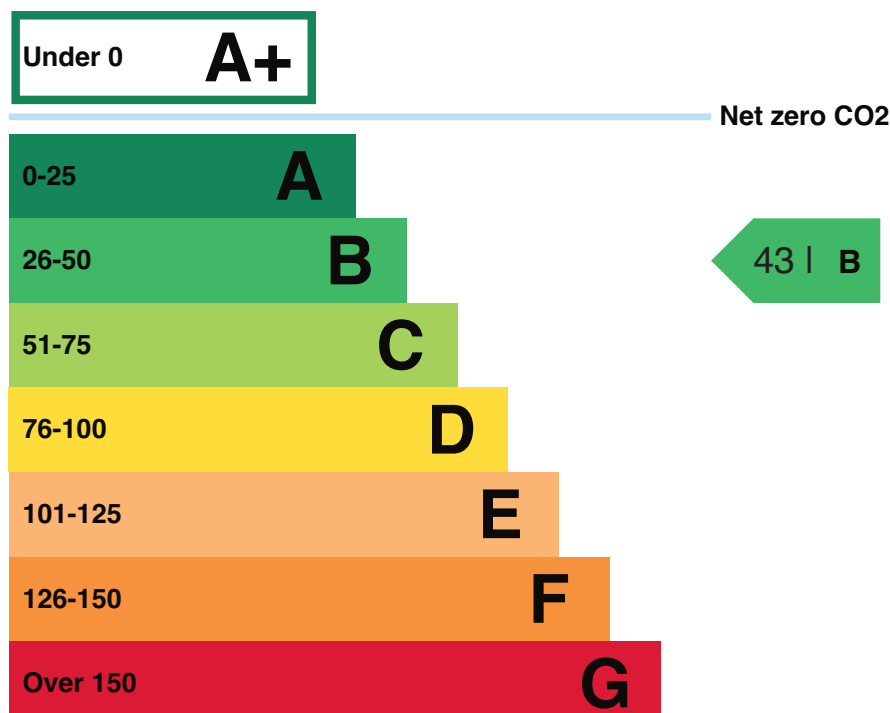
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is B.



See full EPC Report:

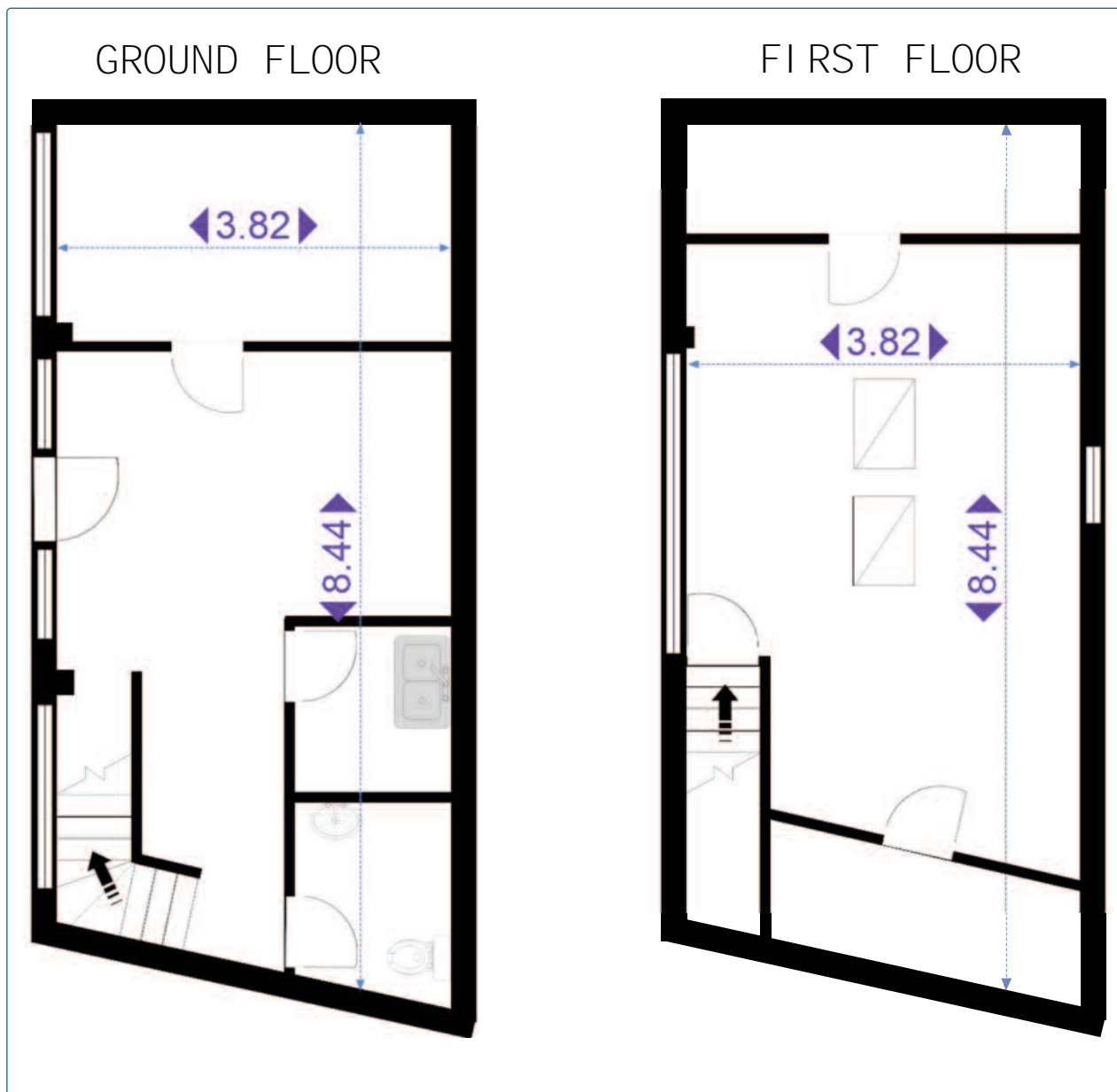
[https://find-energy-certificate.service.gov.uk/energy-certificate/9857-2595-1773-8057-5987?print=true#other\\_certificates\\_and\\_reports](https://find-energy-certificate.service.gov.uk/energy-certificate/9857-2595-1773-8057-5987?print=true#other_certificates_and_reports)

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Ground Floor and First Floor Plans.

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