



NEW LEASE

FIRST FLOOR OFFICE SUITE

with ONE DESIGNATED CAR PARKING SPACE

530 sq ft net approx.

TO LET - NEW LEASE



**UNIT 3 • BEAUFORT • PARKLANDS • RAILTON ROAD
GUILDFORD • SURREY • GU2 9JX**

LOCATION:

Parklands is a fully integrated office village forming part of the larger Queen Elizabeth Park, a comprehensive development situated on the northern side of Guildford town. Access is available either from the Worplesdon Road (A322) or Saltbox Road, a link between the A322 and the A320 (Woking road).

Queen Elizabeth Park provides superb facilities to those working on the Parklands campus including a range of new homes, a sport & health & fitness club, Tesco supermarket and a children's day nursery.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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LOCATION(cont'd): Guildford mainline railway station, which provides a regular service to London (Waterloo) in approximately 40 minutes, is within 2 miles whilst additional train services are available from Worplesdon Station. There is excellent access to the A3 (less than 1 mile) and the M25 (Junction 10 - Wisley) some 8 miles distant.

DESCRIPTION: The subject premises comprise a modern office building with brick elevations beneath a pitched, tiled roof, the available accommodation comprises a first floor suite which has been partly sub-divided to provide open plan offices with one private office. The office also benefits from quality finishes throughout, good natural light and a range of amenities as set out below.

ACCOMMODATION: (All areas are net and approx.)

- Entrance/Reception lobby
- WC facilities
- First floor office (open plan) 530 sq. ft
- Kitchenette

AMENITIES:

- Carpeted throughout
- Gas fired central heating
- Perimeter trunking
- Suspended ceilings with Cat II recessed lighting
- Double glazed windows
- Intruder and fire alarm system
- Intercom access
- One allocated car parking space

LEASE TERMS: The premises are available to be assigned under the remainder of 3 years of a 5 years lease term at £10,500.00 per annum exclusive until 04 September 2019, or, on the basis of a new 5 years lease at a rent and terms to be agreed.

RENT: £14,000.00 per annum exclusive.

RATES: Rateable Value: £10,750.00

Rates Payable: £5,364.25 approximately for the 2022/23 Financial Year.
Small business rate relief may apply, subject to status.

SERVICE CHARGE: To be advised.

VAT: The premises are elected for VAT.

LEGAL COSTS: Each party to pay their own legal costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
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Andrew Russell
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NOTE:

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