



SELF CONTAINED OFFICE BUILDING

1,570 sq ft (145.85sq m) approx.

TO LET



UNIT 3 PARIS

PARKLANDS • RAILTON ROAD • GUILDFORD • SURREY • GU2 9JX

LOCATION:

Parklands is a recently built office park, comprising some 20 buildings, situated on the northern side of Guildford. It forms part of the commercial hub of Queen Elizabeth Park, a master planned community which additionally comprises a new Esporta Health and Fitness Club, Budgens Supermarket and “Kids Inc” Children’s Nursery.

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DESCRIPTION: The property comprises a self contained office building, with attractive brick elevations under a pitched tiled roof. The accommodation offers open plan office space on ground and first floors, linked by an easy going staircase and benefits from good quality finishes and amenities including excellent natural light, double glazing and gas fired central heating.

ACCOMMODATION: The accommodation is laid out approximately as follows:

Ground Floor	First Floor
Entrance / Reception Lobby	Open Plan Offices
Open Plan Offices	WC Facilities
Kitchenette / WC Facilities	

Floor Areas

Net Internal	1,321 sq ft	(122.72 sqm)
Gross Internal	1,570 sq ft	(145.85 sqm)

AMENITIES:

- Feature Balcony
- Carpeted throughout
- Centrally Heated
- Perimeter Trunking
- Cat II Recessed Lighting
- Double Glazed
- Kitchenette
- Four Designated Car Spaces
- Intercom Access/ Fire Alarm
- Suspended Ceilings
- Female / Male / Disabled WC
- Venetian Blinds

LEASE TERMS: A new full repairing and insuring lease is available for a term to be agreed, subject to an annual rental of **£29,000** per annum.

RATES: The property is assessed as follows:

Rateable Value	£19,250.00
Rates Payable	£ 7,969.50 (Approx)

Note: Prospective purchasers may qualify for small business rates relief.

VAT: All figures are exclusive of VAT where applicable.

LEGAL COSTS: Each party is to be responsible for their own legal and professional costs.

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

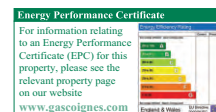


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NOTE:

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