

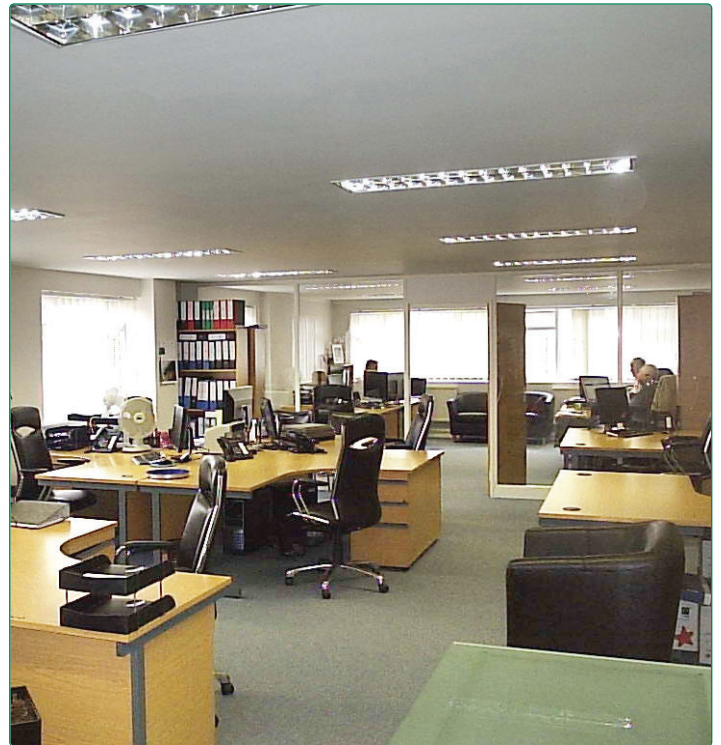


## WELL APPOINTED TOWN CENTRE OFFICES

*with PARKING (2 x SPACES)*

*1,323 sq ft (123 sq m) approx*

**TO LET - NEW LEASE**



### **FIRST FLOOR OFFICES GILLINGHAM HOUSE PANNELLS COURT • GUILDFORD • SURREY • GU1 4EU**

#### **LOCATION:**

Pannells Court is a pedestrianised area to the rear of Chertsey Street at its junction with North Street and the High Street. It is a most convenient location for access to the Town Centre and associated shopping facilities and amenities whilst access to the A3 [London to Portsmouth Road] is fast via Chertsey Street/Stoke Road.

Both Guildford main line station and London Road station are within walking distance.

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

**T: 01483 538131 F: 01483 557549**

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# FIRST FLOOR OFFICES GILLINGHAM HOUSE

## PANNELLS COURT • GUILDFORD • SURREY • GU1 4EU

**DESCRIPTION:** The offices are arranged to provide principally open plan accommodation with a partitioned Directors Suite and Meeting Room. The offices benefit from excellent natural light, male and female w.c. facilities and a small Kitchenette. There is also a dedicated Server Room in addition to Gas Fired Central Heating via wall mounted radiators.

**ACCOMMODATION:** [all areas are net approx.]  
Net Internal Area 1,323 sq ft [123 sq m]  
Note: Also available by way of separate negotiation is a fully integrated IT/telephone system with a dedicated server – full details available upon request.

- AMENITIES:**
- Town Centre Location
  - 2 x car spaces [available by way of separate negotiation]
  - Gas Fired Central Heating via Wall Mounted Radiators
  - Alarm System and Entry Phone System
  - Meeting Room with Wall Mounted Television linked to Network
  - Directors Suite and Meeting Room
  - Male / Female WC facilities
  - Kitchenette

**TERMS:** The premises are available To Let on a new internal and repairing lease for a term of up to 5 (Five) years. A nominal management charge will be levied to cover external maintenance, repairs and insurance.

**RENT:** The premises are available by way of a new lease at a commencing rental of **£19,750.00** per annum which equates to under **£15.00psf** !

**VAT:** All prices referred to within these details do not include VAT, which may be chargeable.

**RATES:**  
Rateable Value: £15,000.00  
UBR: 41.40p in the £ [20010/11]  
Rates payable: **£6,210.00** pa [approx.]

**LEGAL COSTS:** Each party to bear their own legal costs.

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



Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)



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