



SELF CONTAINED OFFICE BUILDING

1,240 sq ft (115.19 sq m)

with 3 DESIGNATED CAR SPACES

FOR SALE (MAY LET)



VALLEY BRIDGE HOUSE

UNIT 3 OGILBY • 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 to the northern side of Guildford town centre. Access can be made available from Worplesdon Road [A322] or Salt Box Road, a link road between the A322 and A320 [Woking Road].

Queen Elizabeth Park provides superb facilities to those working in Parklands village including new homes, Esporta Health and Fitness Club, Budgens Foodstore and a Day Nursery.

Guildford main railway station, which provides a regular service to London [Waterloo] in approx. 40 minutes, is within 2 miles. Additional train services are available from Worplesdon Station. There is also excellent access to the A3 [less than 1 mile] with the M25 [Junction 10 - Wisley] some 8 miles distant.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION:

The subject property comprises a modern office building with brick elevations beneath a pitched tiled roof. The available accommodation comprises the entire building which is arranged on ground and first floor providing broadly open plan offices. The accommodation benefits from quality finishes throughout, good natural light and a range of amenities as set out below.



ACCOMMODATION:

The accommodation is approximately as follows [All areas are approx]:

Ground Floor: Entrance/Reception Lobby

Open plan office

Kitchenette/W.C. Facilities

First Floor:

Open plan office

Kitchenette/W.C. Facilities

Total Floor Area:	Net Internal	1,004 sq ft	(93.27 sq m)
	Gross Internal	1,240 sq ft	(115.19 sq m)

AMENITIES:

- Carpeted throughout
- Gas fired central heating
- Perimeter trunking
- Suspended ceiling with Cat II recessed lighting
- Feature balcony
- Male/Female/Disabled W.C. facilities
- Double glazed windows
- Intruder alarm system
- Intercom access
- Kitchenette (x2)
- Designated parking for 3 cars
- Fire alarm system

PRICE:

£300,000.00 Freehold with full vacant possession upon completion. Alternatively our clients may consider letting the premises for a term to be agreed.

VAT:

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

RATES:

[source: www.voa.gov.uk/business_rates] -

The Property is assessed as follows:-

Rateable Value: £14,000.00

Rates Payable: £5,796.00 pa [approx]

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

LEGAL COSTS:

Each party to bear their own Legal Costs in any transaction.

VIEWING:

Strictly by prior appointment through the **Sole Agents, Gascoignes.**

Andrew Russell

andy@gascoignes.com



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NOTE:

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