

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

SELF-CONTAINED MODERN OFFICE BUILDING

with CAR PARKING

2,304 sq ft (214 sq m) NIA approx.

TO LET (NEW LEASE)



1 FARADAY ROAD

(OFF WOODBRIDGE ROAD) • GUILDFORD • SURREY • GU1 1EA

LOCATION:

The property forms part of an office development known as Woodgate in Faraday Road on the west side of Woodbridge Road. Woodgate comprised a development of 9 self-contained office buildings in a cul-de-sac setting. Guildford railway station and town centre shopping and entertainment facilities are within 20 minutes walking distance. There is also good access to the A3 trunk road.

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

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

1 FARADAY ROAD

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DESCRIPTION: The property comprises a self-contained two-storey office building with 4 designated car parking spaces, with additional car parking close by. The unit is newly decorated.

AMENITIES:

- Entrance lobby
- Separate kitchen area
- Separate wc facilities on ground and 1st floor
- Fully carpeted
- Suspended ceilings with comfort cooling/heating
- Perimeter trunking
- Wall mounted electric radiators
- Entry phone system
- Double glazed windows
- Air conditioned server room
- Perimeter trunking with Cat 5 cabling and power

ACCOMMODATION: The premises provide principally open plan offices arranged over ground and first floors providing the following floor areas:- 2,304 sq ft (214 sq m) NIA.

TERMS: The property is available by way of a new lease for a term to be agreed.

RENT: £50,000.00 per annum exclusive.

SERVICE CHARGE: Further details available upon request.

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

VAT: The property is not elected for VAT.

RATES:

Description:	Offices and Premises
Rateable Value:	£31,500.00
Rates Payable:	£15,151.50 approx. for the year 2014/15

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents**.



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NOTE:

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Energy Performance Certificate

Non-Domestic Building



1 Faraday Road
GUILDFORD
GU1 1EA

Certificate Reference Number:
9224-3059-0551-0500-0225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 67

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 238

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 56.94

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

82

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.