

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.

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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 wc facilities on ground a Suspended ceilings with comfort of Wall mounted electric radiators Double glazed windows Perimeter trunking with Cat 5 cab 	cooling/heatingPerimeter trunkingEntry phone systemAir conditioned server room		
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: Rateable Value: Rates Payable:	Offices and Premises £31,500.00 £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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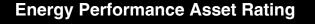
Energy Performance Certificate

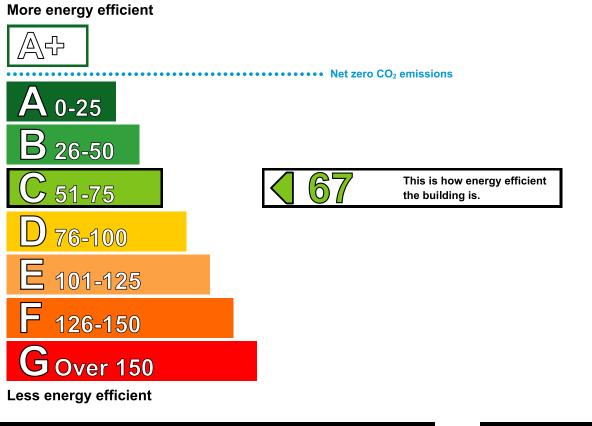
HM Government

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.

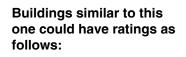




Technical Information

Main heating fuel:Grid Supplied ElectricityBuilding environment:Air ConditioningTotal useful floor area (m²):238Building complexity (NOS level):3Building emission rate (kgCO2/m²):56.94

Benchmarks



If newly built

32

28

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.