

## **FREEHOLD OFFICE INVESTMENT**

**A UNIQUE OPPORTUNITY TO ACQUIRE PREMISES SUITABLE FOR  
PRIVATE INVESTMENT, SIPP PURCHASE OR OWNER OCCUPATION**

*1,715 sq ft (159.21 sq m) net approx.*

**FOR SALE**



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

**LOCATION:**

Parklands is a fully integrated office village located on the larger Queen Elizabeth Park, a comprehensive business and residential redevelopment situated on the north side of Guildford. Parklands comprises a scheme of some 25 office units in addition to the adjoining residential development, Queen Elizabeth Park also provides a range of adjoining amenities including a Nuffield Health & Fitness Club, Tesco food store and a well-established Children's Day Nursery. There are mainline rail services from Guildford and Worplesdon to London Waterloo (journey time approximately 40 minutes). In addition, there is excellent road access to the A3 (approximately 1 mile) and onwards to junction 10 of the M25.

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

**T: 01483 538131**

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**DESCRIPTION:** The property comprises an end of terrace self-contained office building, with attractive brick elevations under a pitched tiled roof. The accommodation offers open plan space on ground and first floors (with separate Board/Meeting Room), 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 arranged as follows (all areas are approx):

**Ground Floor:**

- Tiled Entrance/Reception/Lobby
- Disabled W/C Facilities
- Open Plan Office
- Board/Meeting Room
- Storage Room
- 2 Wall-mounted bike racks
- Kitchenette/Tea Station
- Laminate wood floor

Approximate area 840 sq ft (77.94 sq m)

**1st Floor:**

- WC/Cloakroom
- Fully open plan office
- Carpeted flooring

Approximate area 875 sq ft (81.27 sq m)

**Total Floor Areas:**

**Net Internal: 1,715 sq ft (159.21 sq m)**

Gross Internal: 2,000 sq ft (185.0 sq m)

**AMENITIES:**

- Feature Balcony
- Gas Central heating
- Intruder Alarm
- Female/Male/Disabled WC
- Venetian Blinds throughout
- Suspended Ceilings
- Kitchenette
- Intercom Access/Fire Alarm
- Cat II Perimeter Trunking
- Double Glazed
- Five Designated Car Spaces
- Inset LED ceiling lighting

**TERMS:**

Guide price £695,000.00 plus VAT for the freehold interest.

**LEASE TERMS:**

Our freeholder client, with an excellent Company covenant, is prepared to enter into a new 5 years fully repairing and insuring lease on the premises, based on a rent throughout the term of £40,000.00 per annum exclusive, with a tenant only option to break at the end of the 3rd year of the term, subject to 6 months prior written notice.

Note: Our clients will also consider a straight sale of the Freehold interest and re-locate their business into alternative premises.

**BUSINESS RATES:**

The property is assessed as follows:

Rateable Value £28,000.00

**Rates Payable: £13,972.00** (Approx) for the 2021/2022 financial year.

**VAT:**

The premises are elected for VAT.

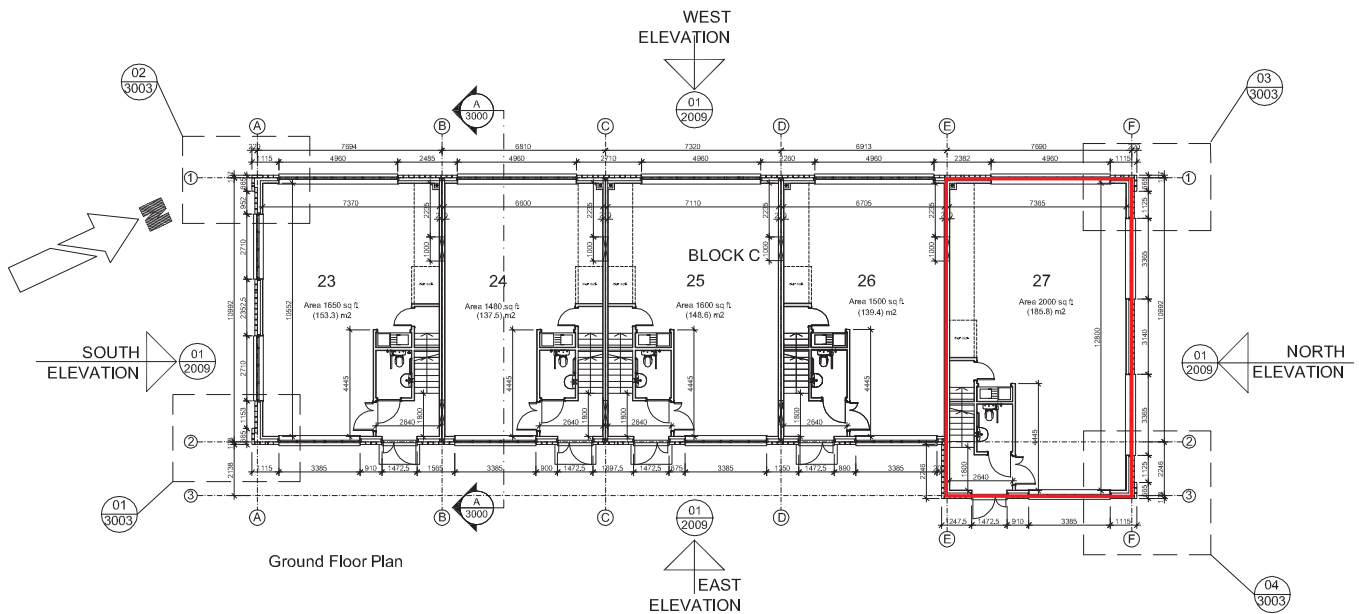
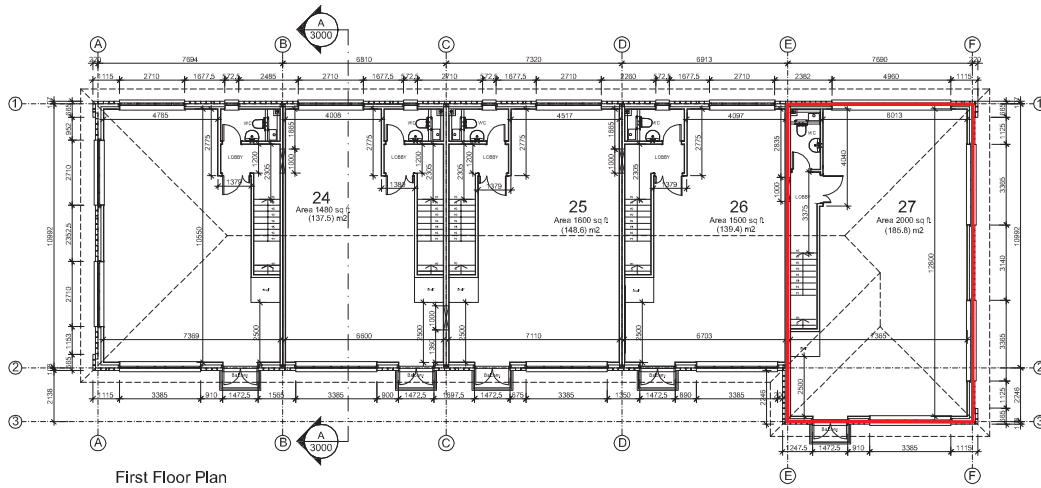
**LEGAL COSTS:**

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

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**VIEWING:**

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



Rod Walmsley  
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Andrew Russell  
andy@gascoignes.com

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**NOTE:**

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