

# **CLASS E COMMERCIAL (OFFICE) PREMISES TO LET (MAY SELL)**

*1,627 sq ft (151 sq m) net approx.*



**UNIT 3 • SAXTON PARKLANDS • RAILTON ROAD • GUILDFORD • GU2 9JX**

**LOCATION:**

The building is located within the wider Parklands office development to the north of Guildford town centre. Guildford is an affluent Surrey town well located approx. 30 miles from central London and just over 30 minutes by train to London Waterloo. The M25 (J10) is a short drive via the A3.

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

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**DESCRIPTION:** This modern office building comprises a mid-terrace property over two storeys of brick elevations under a pitched tiled roof. Internally, both floors provide largely openplan accommodation benefitting from good natural light and a high-quality specification. The first floor features a small external balcony on the front elevation. Allocated car parking is provided immediately in front of the building.

**ACCOMMODATION:** *(floor areas are approx.)*

<b>Ground</b>	<b>766 sq ft</b>	<b>( 71.21 sq m)</b>
<b>First</b>	<b>861 sq ft</b>	<b>( 79.97 sq m)</b>
<b>Total</b>	<b>1,628 sq ft</b>	<b>(151.00 sq m)</b>

**TERMS:** The premises are available **To Let** whilst our clients would consider a **Freehold Sale**.

**RENT:** **£40,000.00** per annum for the entire building OR **£21,000.00** per annum per floor.

**PRICE:** **£550,000.00 Freehold.**

**EPC:** EPC (Energy Performance Certificate): **The current EPC rating is D(85).**

**BUSINESS RATES:** Description: Class 'E' Office/Premises.

The rateable values are split as follows:

**Ground floor:** £17,000.00 (Offices & Premises)

**Rates payable:** **£8,483.00** per annum approx.

**First floor:** £15,750.00 (Offices & Premises)

**Rates payable:** **£7,859.00** per annum approx.

NB: Small Business Rate Relief may apply, subject to status.

**VAT:** The premises are elected for VAT.

**LEGAL COSTS:** Each party to bear their own Professional and Legal costs.

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

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

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**NOTE:**

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