

**OFFICES / E CLASS
TO LET**

From: 783 to 3,958 sq ft (72.8 to 368.1 sq m) approx.



**QUARRY COURT • LIME QUARRY MEWS • EPSOM ROAD • MERROW
GUILDFORD • SURREY • GU1 2RD**

LOCATION:

The property is situated just off the Epsom Road, approximately two miles from Guildford town centre. Situated close to the edge of the settlement area, the property has good onward access to the A3, M25 and the A246.

The Property is situated set back in a small gated courtyard. A range of local amenity shops are all within a short walking distance.

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

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DESCRIPTION: The property comprises a modern two storey office building of brick and glazed elevations under a pitched tiled roof. Designated car parking on site is for 13/15 vehicles.

The building has the benefit of an impressive entrance lobby, M/F/disabled WCs and air-conditioning.

Internally, the offices are finished ready for an incoming tenant's occupation. The premises can provide suitable occupation for up to four separate suites.

AMENITIES: The property includes the following principle amenities:

- 13/15 car parking spaces
- Raised floor
- Air conditioning
- Toilet facilities
- Quality finish throughout
- Intercom entry system
- Suspended ceiling with Cat II lighting
- Carpeting (or allowance)
- Low heat tinted glazing

ACCOMMODATION: Schedule of sizes available:

UNIT	FLOOR	SQ FT	SQ M	PARKING	AVAILABILITY
1	G	783	72.8	3	AVAILABLE
2	G	1,002	93.3	3	AVAILABLE
3	1	895	83.2	3	AVAILABLE
4	1	1,278	118.8	4	AVAILABLE

TERMS: The premises are available as a whole, or, in separate suites on new leases and flexible terms to be agreed.

TIMING: Available for immediate occupation.

RENTAL: Upon enquiry.

BUSINESS RATES: UNIT 1: £14,500.00 Rates Payable £7,235.50 Approx:
UNIT 2: £18,000.00 Rates Payable £8,982.00 Approx:
UNIT 3: £16,500.00 Rates Payable £8,233.50 Approx:
UNIT 4: £23,500.00 Rates Payable £11,726.50 Approx:

VAT: The premises are elected for VAT.

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

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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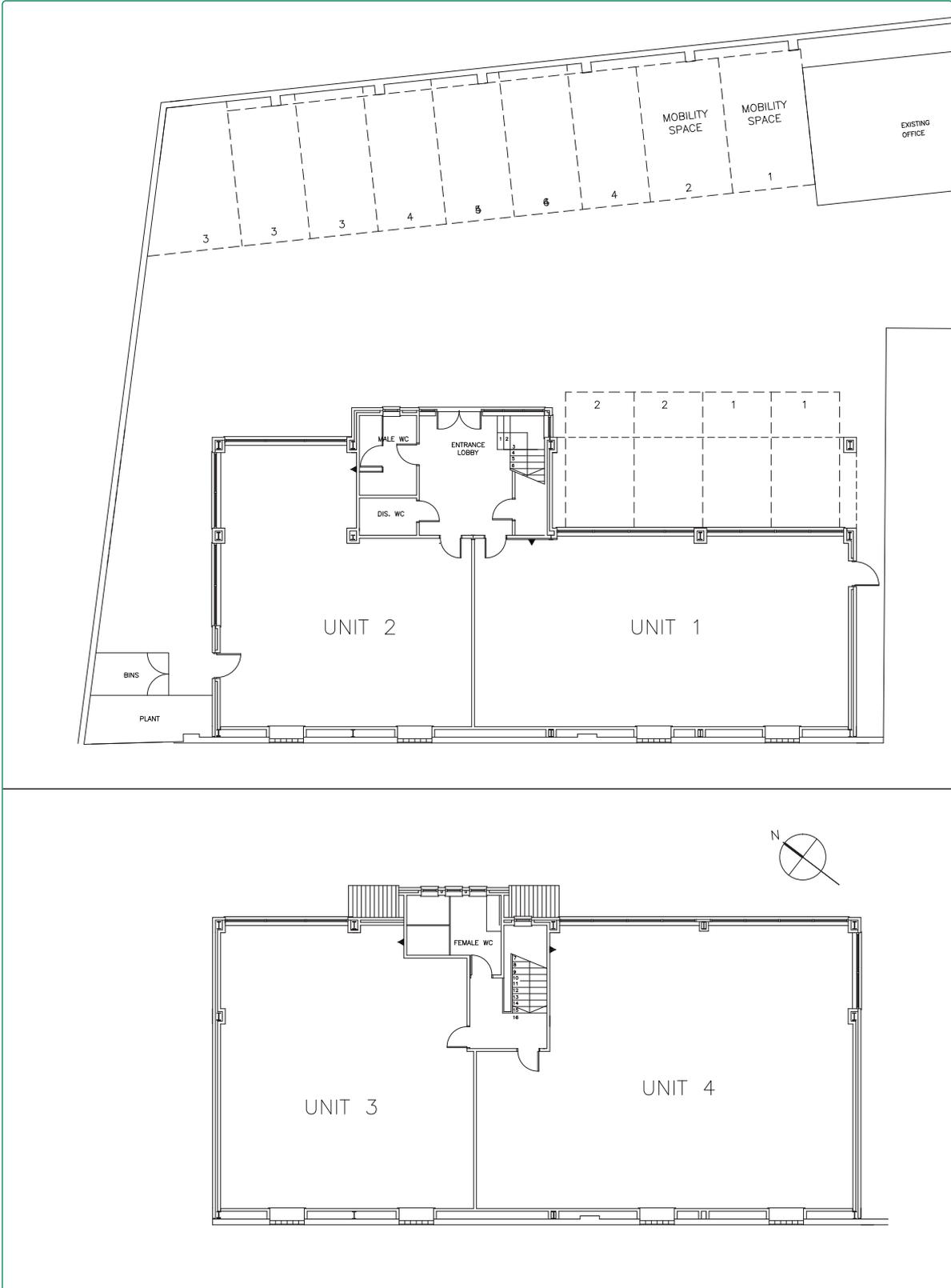
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