

OFFICE SUITE

FREEHOLD FOR SALE



FREEHOLD OFFICE INVESTMENT FOR SALE

1,258 sq ft (116.87 sq m) approx.



24 PARKLANDS • RAILTON ROAD • GUILDFORD • SURREY • GU2 9JX

LOCATION:

Parklands is a fully integrated Office village forming part of the larger Queen Elizabeth Park, a comprehensive development situated on the northern side of Guildford town centre. Access is available either from the Worplesdon Road (A322) or Saltbox Road, a link between the A322 and the A320 (Woking road). Queen Elizabeth Park provides superb facilities to those working on the Parklands campus including a range of housing close by, a sport & health & fitness club, Tesco supermarket and a children's day nursery. Guildford mainline railway station, which provides a regular service to London (Waterloo) in approximately 40 minutes, is within 2 miles whilst additional train services are available from Worplesdon Station. There is excellent access to the A3 (less than 1 mile) and the M25 (Junction 10 - Wisley) some 8 miles distant..

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DESCRIPTION: The property comprises a mid-terrace self-contained office building, with attractive brick elevations under a pitched tiled roof. The accommodation offers a mix of open plan space and cellular

Space on ground and first floors. The office benefits from good quality finishes and amenities including good natural light, double glazing and gas fired central heating. The Office has been 'linked' at ground floor level with the adjacent office (No 25) which is also occupied by RADical Systems (UK) Ltd.

ACCOMMODATION: The accommodation is arranged as follows (all areas are approx):

Ground Floor: • Offices • Entrance Lobby/WC facilities

Stairs to:

1st Floor: • Offices • WC Facilities in Lobby

Floor Areas:

Net Internal area: 1,258 sq ft (116.87 sq m)

Gross Internal area: 1,480 sq ft (137.49 sq m)

Outside:

Landscaped grounds and 4 x car parking spaces.

LEASE TERMS: The subject property is let to RADical Systems (UK) Ltd by way of a lease dated 27th August 2021 for a term of 10 years (expiring 6th April 2031) and is drawn on Full Repairing & Insuring terms. The current rental of £30,000.00 per annum, the lease does incorporate a tenant only break option on the 5th April 2026 subject to 6 months prior written notice.

PRICE: We are seeking **£425,000.00** which will show a purchaser a gross initial return of **7.05%**.

EPC: The current EPC (Energy Performance Certificate) rating is B(43).

BUSINESS RATES: The property is assessed as follows:

Description: Offices & Premises

Rateable Value: £42,500.00

(NOTE: The property is assessed jointly with Unit No 25).

VAT: The premises are not elected for VAT.

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

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



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NOTE:

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