

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

GROUND FLOOR SERVICED OFFICE

with PARKING

775 sq ft (72.02 sq m)

TO LET



39 EPSOM ROAD

GUILDFORD • SURREY • GU1 3LA

LOCATION:

The property is located in Guildford town centre within walking distance of the High Street and the mainline train station. London Road station is located under ½ a mile from the property.

Guildford is the county town of Surrey and is located some 30 miles south of Central London with a journey time of 38 minutes (approx.) by train to Waterloo station. The A3 [London to Portsmouth Road] provides direct access to the south coast, M25 and London. Heathrow and Gatwick airports are both within close proximity.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION: The property comprises an office suite extending to 775 sq ft (72.02 sq m) arranged over ground floor level together with 1 x designated parking space. Internally the property is carpeted with plastered and painted walls, air conditioning, LED lighting and double glazed sash windows to the rear office.

ACCOMMODATION: (all areas are NIA and approx.)

Access is off the common landing area. Internally, the office is arranged as follows:-

Front office/reception: approx: 21.07 sq m (227 sq ft)

Rear office: approx: 50.95 sq m (548 sq ft)

Kitchen

WC facilities

Total 72.02 sq m (775 sq ft)

TERMS: The premises are available to let as a Serviced Office under short-term Licence arrangements at a rent to be agreed.

SERVICE CHARGE: Approx £2,778.00 for 2018/19

VAT: VAT will be charged on the rent

LEGAL COSTS: Each party will be responsible for their own legal costs

BUSINESS RATES: Description: Offices and Premises
Rateable Value: £8,200.00
Rates Payable: £3,821.20 for the 2018/19 financial year.
Small business rate relief may apply subject to status.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

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Energy Performance Certificate Non-Domestic Building



39 Epsom Road
GUILDFORD
GU1 3LA

Certificate Reference Number:
0971-3079-0411-0490-3491

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

86

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 274
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

54 If newly built

115 If typical of the
existing stock



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