

SERVICED OFFICE TO LET

with PARKING

630 sq ft (58.58 sq m)



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

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DESCRIPTION: The property comprises a second floor office suite extending to 630 sq ft (58.58 sq m) together with 2 x designated parking spaces. 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 second floor common landing area.
Internally, the office is arranged as follows:

Main office:	approx: 58.58 sq m	(630 sq ft)
Kitchen		
WC/cloakroom		
Total	58.58 sq m	(630 sq ft)

LICENCE TERM: 12 months from completion.

LICENCE FEE: £18,850.00 per annum exclusive.

SERVICE CHARGE: £2,149.60 for the 2019/20 period.

VAT: VAT will be charged on the Licence Fee & Service Charge.

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

BUSINESS RATES:

Description:	Offices and Premises
Rateable Value:	£6,190.00
Rates Payable:	TBC - small business rate relief may apply subject to status.

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



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NOTE:

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Energy Performance Certificate
 Non-Domestic Building

HM Government

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

E 101-125

F 126-150

G Over 150

86

This is how energy efficient the building is.

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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