

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

OFFICES TO LET

with on-site parking for 6 x cars

2,125 sq ft (197 sq m) approx



ANCHOR HOUSE

STATION ROAD • SHALFORD • GUILDFORD • SURREY • GU4 8BY

LOCATION:

The premises are located in Shalford which is located some 1½ miles from Guildford Town Centre and 3 miles from Godalming. Access to /from Shalford is good with the A281 (Horsham Road) being located directly in front of the property.

Shalford main-line station is located adjacent to the premises and provides a regular service to London Waterloo (via Guildford) and Gatwick Airport (via Redhill).

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

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ANCHOR HOUSE

STATION ROAD • SHALFORD • GUILDFORD • SURREY • GU4 8BY

DESCRIPTION: The premises are arranged to provide some 2,125 sq ft of NET useable accommodation arranged in cellular format, together with WC and Kitchen facilities. The premises are reasonably well presented providing basic but useable accommodation with good natural light. The offices are carpeted and benefit from perimeter trunking, gas-fired central heating via wall mounted radiators, entryphone, intruder and fire alarm systems and on-site car parking for 6 vehicles. It is possible that the offices could be reconfigured as to provide a more contemporary open plan environment.

ACCOMMODATION: (all areas are NIA and approx.)

Office No 1 - 224 sq ft
Office No 2 - 108 sq ft
Office No 3 - 622 sq ft
Office No 4 - 257 sq ft
Office No 5 - 147 sq ft
Office No 6 - 145 sq ft
Office No 7 - 622 sq ft

Total 2,125 sq ft (197 sq m) approx.

AMENITIES:

- On-site car parking
- Close Shalford railway station
- Kitchen
- Gas fired central heating
- Entryphone
- Intruder alarm

RENT: £35,000.00 per annum exclusive.

TERMS: The premises are available by way of a new FRI lease for a term to be agreed.

VAT: VAT will not apply to the rent.

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

BUSINESS RATES:

Description:	Offices and Premises
Rateable Value:	£33,750.00
Rates Payable:	£16,166.25 per annum approx

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



James Gray
james@gascoignes.com

Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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