

Voted Best Commercial Agency – Surrey Property Awards 2012

**IMPOSING PERIOD BUILDING
D1 (MEDICAL/COMMUNITY USE)**

3,417 sq ft (317.44 sq m) APPROX

TO LET ON NEW LEASE



ELMDON HOUSE

LONDON ROAD • GUILDFORD • SURREY • GU1 1TN

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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LOCATION:

Enviably located in a prominent position on the London Road, Guildford, midway between the upper High Street and the well-known AA roundabout.

Directly opposite is Stoke Park, on the other side of which is the Spectrum Leisure Centre.

London Road is the main feeder road from the A3 London/Portsmouth whilst the town centre can be reached in a ten minute walk. There are excellent shopping and restaurant facilities in the Upper High Street, near the G-Live. The London Road Main Line Station is within easy walking distance.

DESCRIPTION:

The property has an imposing frontage with attractive gate pillars flanked by a newly built front wall. Elmdon House is a fine Edwardian building with high ceilings and historic coving, originally a substantial dwelling house.

More recently it has been used as an eye clinic, prior which it was a school.

ACCOMMODATION:

(all areas approx.)

Net usable area: 3,417 sq ft (317.44 sq m)

Gross external area: 7,400 sq ft (687.47 sq m)

AMENITIES:

- Extensive parking
- Three compartment skirting trunking, together with some floor boxes
- WC and kitchen accommodation
- Shower
- Disabled access and WC
- Separate central heating systems for ground floor and upper two floors
- Fire systems integrated throughout all buildings
- Security system

TERMS:

The premises are available on a new Full Repairing and insuring terms. Lease term by negotiation.

RENT:

Rental offers invited. The building has not been elected for VAT.

RATES:

To be advised.

EPC:

Energy performance certificate (EPC) available upon request.

OWNERS

DECLARATION:

It should be disclosed that in accordance with the Estate Agents Act 1979, Geoffrey Davis Esq of Newman Davis & Company has a legal interest in the subject property.

VIEWING:

Strictly by prior appointment through Joint Sole Agents:-



Andrew Russell or Rod Walmsley
andy@gascoignes.com rod@gascoignes.com

Geoffrey Davis
tel: 01483 579440
geoff@newmandavis.com

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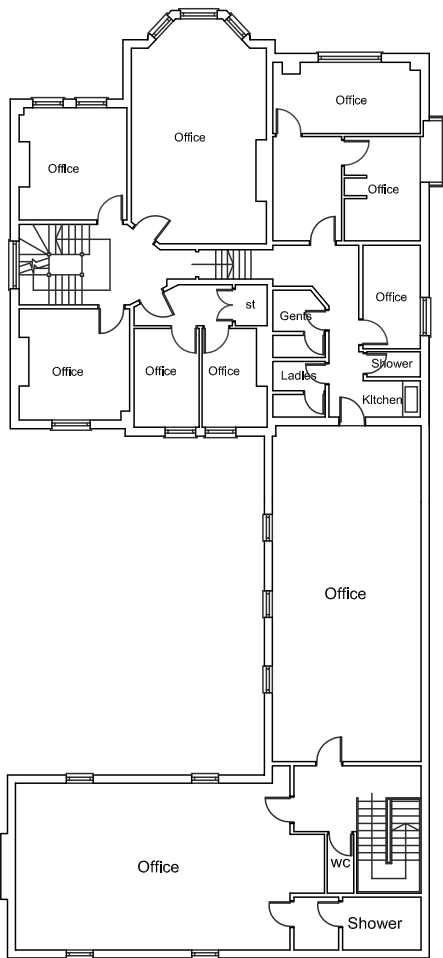
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NOTE:

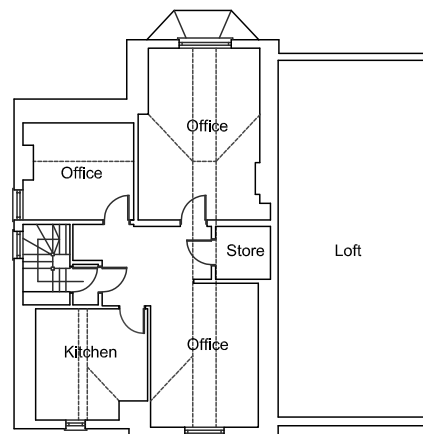
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ELMDON HOUSE

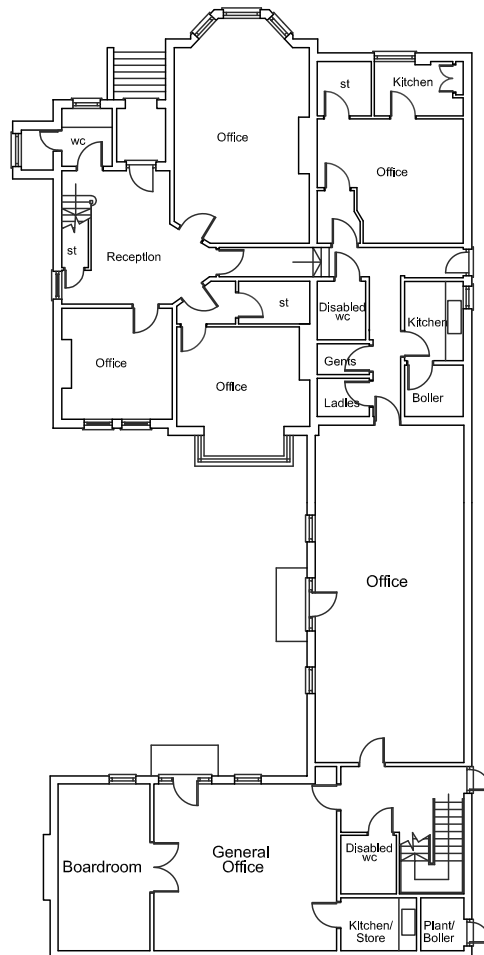
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First Floor Plan



Second Floor Plan



Ground Floor Plan

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Energy Performance Certificate

Non-Domestic Building



Elmdon House
116 London Road
GUILDFORD
GU1 1TN

Certificate Reference Number:
9642-3027-0142-0300-3625

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

Less energy efficient

◀ 102

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 405
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 62.06

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

91

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.