

**FIRST FLOOR OFFICE SUITE  
WITH TWO DESIGNATED CAR PARKING SPACES**

*700 sq ft net approx*

**TO LET (NEW LEASE)**



**ENTERPRISE HOUSE**

**23 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.

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 new homes, a sport & health & fitness club 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.

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

**T: 01483 538131**

w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)

# ENTERPRISE HOUSE

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**DESCRIPTION:** The subject premises comprise a modern office building with brick elevations beneath a pitched, tiled roof, the available accommodation comprises a first floor open plan suite which could be sub-divided, subject to landlord approval. The office also benefits from quality finishes throughout, good natural light and a range of amenities as set out below.

**ACCOMMODATION:** (All areas are net and approx.)

- **Entrance/Reception lobby**
- **Disabled W.C. facilities**
- **First floor office (open plan) 700 sq. ft**
- **Kitchenette**
- **WC/Cloakroom**

**AMENITIES:**

- Carpeted throughout
- Gas fired central heating
- Air Conditioning
- Perimeter trunking
- Suspended ceilings with Cat II recessed lighting
- Double glazed windows
- Intruder and fire alarm system
- Intercom access
- Two allocated car parking spaces

**LEASE TERMS:** The premises are available to be let under a new lease on flexible terms.

**RENT:** **£17,500.00 per annum exclusive.**

**BUSINESS RATES:** Rateable Value: £11,750.00.

**Rates Payable: £5,863.25 for the 2020/21 Financial Year, but, currently a 'Rates Holiday' until April 2021 after which time Small Business Rate Relief may apply.** Subject to status.

**SERVICE CHARGE:** To be advised.

**VAT:** The premises are elected for VAT.

**LEGAL COSTS:** Each party to pay their own legal costs in this respect.

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



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

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