

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

686 sq ft (64 sq m) 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, a Tesco supermarket 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 at Wisley) some 8 miles distant.

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

T: 01483 538131

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

ENTERPRISE HOUSE

23 PARKLANDS • RAILTON ROAD • GUILDFORD • SURREY • GU2 9JX

DESCRIPTION: The subject premises comprises a modern office building with brick elevations under a pitched tiled roof and forms part of the Phase II development of the Parklands Office Village. The available accommodation comprises a ground floor office suite, which benefits from quality finishes throughout and a range of amenities as set out below.

ACCOMMODATION: (All areas are Net and Approx.)

- **Entrance/Reception lobby**
- **Disabled WC facilities**
- **Ground floor office 686 sq ft [64 sq m]**
- **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: To be negotiated.

BUSINESS RATES: Rateable Value: 12,000.00 for the 2021/2022 Financial Year.
Rates payable: Small Business Rate Relief, Subject to Status.

SERVICE CHARGE: To be advised.

VAT: All prices outgoings and rentals referred to within these details do not include VAT, which may be chargeable.

LEGAL COSTS: Each party to pay their own legal costs.

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



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

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

T: 01483 538131

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

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.