

OFFICES TO LET (MAY SELL)

1,744 sq ft (162 sq m) approx.



**FIRST FLOOR (PART) • UNIT 11 • THE PINES TRADING ESTATE
BROAD STREET • GUILDFORD • SURREY • GU3 3BH**

LOCATION:

The property is located on the established Pines Business Park on the outskirts of Guildford. Other occupiers on the Park include The Plumb Centre, Speedy Hire, Maui Jim, Cane Adam, Parts Centre, TLC, City Electrical and Johnston's.

The property can be accessed directly from Guildford via the A323 Aldershot Road and is close to the A3 Junction at Cathedral Hill, which in turn leads to the M25 Motorway at Junction 10.

**FIRST FLOOR (PART) • UNIT 11 • THE PINES TRADING ESTATE
BROAD STREET • GUILDFORD • SURREY • GU3 3BH**

DESCRIPTION: The First Floor Offices are accessed via a shared Ground Floor Reception and have been refurbished and are arranged to provide approximately 1,744 sq ft sq of broadly open plan accommodation that now benefits from new carpets, air conditioning, LED lighting together with a shared kitchen facility. Separate Male and Female WC facilities are located in the common parts. Further there is additional office space that can be made available subject to terms. To the outside there is car parking for some 10 cars.

ACCOMMODATION: (all areas net and approx)
Ground floor Reception with stairs to:-
First floor landing area - Male and Female WC facilities
Shared Meeting Room -
First Floor Offices - 1,744 sq ft (162 sq m)
NOTE: Additional office floorspace can be made available if required in addition to the shared use of a separate Meeting Room.

AMENITIES:

- Air Conditioning
- LED Lighting
- 10 x car spaces
- Entryphone
- Bright open plan space

EPC: C, 74

TERMS: The premises are available by way of a new Lease for a term to be agreed, alternatively our clients might consider a sale of the Building subject to the existing tenancy on the ground floor, which currently generates an income of £34,000.00 per annum which expires June 2020.

RENT: **£35,000.00 per annum exclusive of Rates and Service Charge.**

BUSINESS RATES: £15,529.00 per annum approximately.

SERVICE CHARGE: An annual service charge will be levied to cover both the common parts cleaning, heating, lighting and insurance in addition to external estate management.

LEGAL COSTS: Each party to bear their own professional and legal costs.

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



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

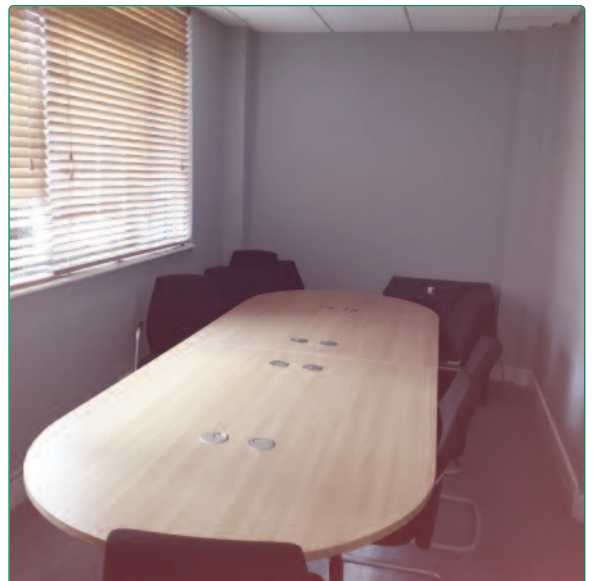
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

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.



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

T: 01483 538131 F: 01483 557549

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

Energy Performance Certificate 
Non-Domestic Building

Unit 11
The Pines Trading Estate
Broad Street
GUILDFORD
GU3 3BH

Certificate Reference Number:
 0060-2052-0321-4230-8014

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

 **74** This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient


Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 710
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

34  If newly built

66  If typical of the existing stock