

**\*PRICE REDUCTION\***



**CLASS 'E' PREMISES**

## **SELF CONTAINED OFFICE BUILDING**

*1,240 sq ft (115.19 sq m)*

**WITH 3 DESIGNATED CAR SPACES**

**FOR SALE (MAY LET)**



**UNIT 1 SAXTON • 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 to the northern side of Guildford town centre. Access can be made available from Worplesdon Road [A322] or Salt Box Road, a link road between the A322 and A320 [Woking Road].

Queen Elizabeth Park provides superb facilities to those working in Parklands village including new homes, Esporta Health and Fitness Club, Budgens Foodstore and a Day Nursery.

Guildford main railway station, which provides a regular service to London [Waterloo] in approx. 40 minutes, is within 2 miles. Additional train services are available from Worplesdon Station. There is also excellent access to the A3 [less than 1 mile] with 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)**

## UNIT 1 SAXTON • RAILTON ROAD • GUILDFORD • SURREY • GU2 9JX

**DESCRIPTION:** beneath a pitched tiled roof. The available accommodation comprises the entire building which is arranged on ground and first floor providing broadly open plan offices together with partitioned 'server' room on the ground floor and a private office on the 1st floor. The accommodation benefits from quality finishes throughout, good natural light and a range of amenities as set out below including part air conditioning.

**ACCOMMODATION:** The accommodation is approximately as follows [All areas are approx].

**Ground Floor:** Entrance/Reception Lobby

Mainly open plan office

Server/Comms Room (2.7m x 4.4m)

Kitchenette/W.C. Facilities

**First Floor:** Mainly open plan office

Separate meeting Room (3.56m x 4.07m)

W.C. Facilities

<b>Total:</b>	Net	1,004 sq ft	( 93.27 sq m)
---------------	-----	-------------	---------------

<b>Gross</b>	Internal	1,240 sq ft	(115.19 sq m)
--------------	----------	-------------	---------------

<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Gas fired central heating</li><li>• Perimeter trunking</li><li>• Suspended ceiling with Cat II recessed lighting</li><li>• Feature balcony</li><li>• Male/Female/Disabled W.C. facilities</li></ul>	<ul style="list-style-type: none"><li>• Intruder/fire alarm system</li><li>• Air conditioning</li><li>• Intercom access</li><li>• Kitchenette</li><li>• Designated parking for 3 cars</li></ul>
-------------------	---	---

**TERMS:** The premises are available **TO LET** by way of a new lease for a term and rent to be agreed OR, **TO BE SOLD** Freehold.

**PRICE:** £345,000.00 + VAT - for the FREEHOLD interest.

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

**BUSINESS RATES:** Rateable Value: £25,250.00

**Rates Payable: £8,819.82** per annum for the 2025/26 Financial year.

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

**VIEWING:** 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**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto: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. 4336372.

**Energy Performance Certificate**

Non-Domestic Building

Unit 1, Saxtons  
Parklands  
Railton Road  
GUILDFORD  
GU2 9JX

**Certificate Reference Number:**

0250-6946-0304-0120-5090

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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

..... Net zero CO<sub>2</sub> 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

**62**

This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 132  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 48.54

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**29** If newly built

**85** 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.

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)