



**NEW LEASE**

## **GROUND FLOOR OFFICE SUITE**

*500 SQ FT NET APPROX*

**TO LET - NEW LEASE/LEASE ASSIGNMENT**



**UNIT 2 BEAUFORT • 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**

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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 an open plan ground floor suite which could be sub-divided to provide a separate office/meeting room if needed. The office also benefits from quality finishes throughout, good natural light and a range of amenities as set out below.

**ACCOMMODATION:** The property currently comprises the following accommodation:  
*All areas are net and approx.*

**Entrance/Reception lobby**

**Disabled W.C. facilities**

**Ground Floor office (open plan)      500 sq. ft**

**Kitchenette**

**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

**LEASE TERMS:** The premises are available to be let under a new lease on flexible terms, or, under lease assignment due to expire in August 2021 at a passing rent of **£17,500.00** per annum exclusive.

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

**RATES:** Rateable Value: £11,000.00  
Rates Payable: £5,401.00 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 not 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      or      Rod Walmsley  
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