

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## **SELF CONTAINED OFFICE BUILDING**

*1,570 sq ft (145.85sq m) approx.*

**TO LET (MAY SELL)**



### **UNIT 3 PARIS**

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

**LOCATION:**

Parklands is a recently built office park, comprising some 20 buildings, situated on the northern side of Guildford. It forms part of the commercial hub of Queen Elizabeth Park, a master planned community which additionally comprises a Health and Fitness Centre and a childrens nursery.

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

**T: 01483 538131 F: 01483 557549**

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

# UNIT 3 PARIS

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

**DESCRIPTION:** The property comprises a self contained office building, with attractive brick elevations under a pitched tiled roof. The accommodation offers open plan office space on ground and first floors, linked by an easy going staircase and benefits from good quality finishes and amenities including excellent natural light, double glazing and gas fired central heating.

**ACCOMMODATION:** The accommodation is arranged as follows (all areas are approx):-

<b>Ground Floor</b>	<b>First Floor</b>
Entrance / Reception Lobby	Open Plan Offices
Open Plan Offices	WC Facilities
Kitchenette / WC Facilities	

**Floor Areas**

Net Internal	1,321 sq ft	(122.72 sqm)
Gross Internal	1,570 sq ft	(145.85 sqm)

**AMENITIES:**

- Feature Balcony
- Carpeted throughout
- Centrally Heated
- Perimeter Trunking
- Cat II Recessed Lighting
- Double Glazed
- Kitchenette
- Four Designated Car Spaces
- Intercom Access/ Fire Alarm
- Suspended Ceilings
- Female / Male / Disabled WC
- Venetian Blinds

**LEASE TERMS:** A new full repairing and insuring lease is available for a term to be agreed **£30,000.00** per annum.

*Note: Our clients may also consider a sale of the Freehold, details upon application.*

**RATES:** The property is assessed as follows:

Rateable Value	£19,250.00
Rates Payable	<b>£ 9,567.25</b> (Approx)

*Note: Prospective purchasers may qualify for small business rates relief.*

**VAT:** All figures are exclusive of VAT where applicable.

**LEGAL COSTS:** Each party is to be responsible for their own legal and professional costs.

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



James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

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

**T: 01483 538131 F: 01483 557549**

**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. 4356372.

# Energy Performance Certificate

Non-Domestic Building



Unit 3, Paris  
Parklands  
Railton Road  
GUILDFORD  
GU2 9JX

Certificate Reference Number:

9365-3053-0699-0600-6505

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

◀ 57

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 (m <sup>2</sup> ):	144
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	36.22

## Benchmarks

Buildings similar to this one could have ratings as follows:

**21** If newly built

**57** If typical of the existing stock