



OFFICES

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

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

TO LET – NEW LEASE

550 sq ft (51.10 sq m) approx.



UNIT 4 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. Access is available from the Worplesdon Road (A322) or Saltbox Road, a link between the A322 and the A320 (Woking Road).

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

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LOCATION (cont'd): Queen Elizabeth Park provides superb facilities to those working on the Parklands campus; including a range of new homes, a health and fitness club (Nuffield Health) and a children's day nursery (Kids Inc).

Guildford train station provides regular and direct trains to Central London (Waterloo) in approximately 45 minutes and is located within 2 miles of the property. Bus routes 26, 27 and 28 provide a direct link to Guildford town centre. There is excellent access to the A3 (less than 1 mile) and the M25 (Junction 10 – Wisley) some 8 miles distant.

DESCRIPTION: The subject property comprises a modern office building with brick elevations beneath a pitched, tile-covered roof. The available accommodation comprises a ground floor suite which provides broadly open plan office space with a separate server room/cupboard. The office also benefits from good natural light and a range of amenities as set out below.

ACCOMMODATION: [All floor areas are NET and approx.]

Communal Entrance

WC Facilities

Open Plan Office

Total Area **550 sq ft (51.10 sq m) NIA**

AMENITIES:

- Double Glazed Windows
- Air Conditioning
- Suspended Ceiling with inset LED Lighting
- Carpeted Throughout
- Intruder and Fire Alarm System
- Gas-Fired Central Heating
- Voice Entry System
- Perimeter Trunking
- Tea station
- 2 x Designated Car Parking Spaces

TERMS: The property is available by way of a new lease for a term to be agreed.

RENT: **£14,000.00** per annum exclusive + VAT.

BUSINESS RATES:

Description:	Offices and premises
Rateable Value:	To be assessed
Rates Payable:	Small business rate relief subject to status

SERVICE CHARGE: Details available upon request.

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

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



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

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NOTE:

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