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2 BEAUFORT

PH
PROPERTY HUNT

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GROUND FLOOR OFFICE SUITE
550 sq. ft (51.10 sq m)

UNIT 2 BEAUFORT, PARKLANDS, RAILTON ROAD, GUILDFORD 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 is available from Worplesdon Road (A322) or Salt Box Road, a link road between A332 and A320 (Woking Road). Queen Elizabeth Park provides superb facilities to those working in Parklands village including new homes, Nuffield Health & Fitness Club, Tesco Express 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) the M25 (Junction 10 Wisley) some 8 miles distant, and hence the M3, M4 and entire motorway network.



ACCOMMODATION

Ground Floor	550 sq. ft	51.10 sq. m.
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TERMS

Available on a new Lease with terms to be agreed.

EPC

C - 51

RENT

£14,500 p.a + VAT

RATES

Rateable Value: £9,600

Rates Payable: £4,790.40

100% Small Business Rates Relief likely to apply.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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