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2 BEAUFORT

PH
PERRY HILL

Owen
Isherwood
CHARTERED SURVEYORS

Ground Floor, Unit 2, Beaufort, Guildford, GU2 9JX

TO LET | 550 SQ FT (51.10 SQ M)

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

Name	sq ft	sq m	Availability
Ground	550	51.10	Available
Total	550	51.10	

Terms

The ground floor is available on a new year with terms to be agreed.

The first floor may be available subject to negotiation.

Rent

£14,500 per annum

Rates & Charges

Rateable value: £12,250

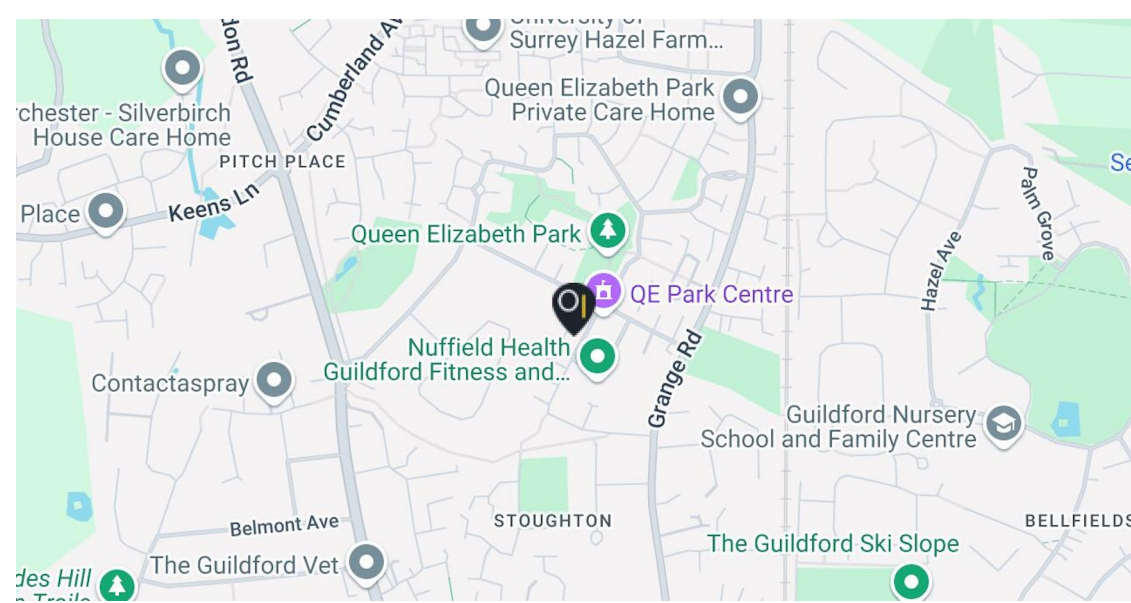
Rates payable: £6,112.75 per annum

EPC

D (87)

Legal costs

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



Contact

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