



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

£13,500 per annum

Rates & Charges

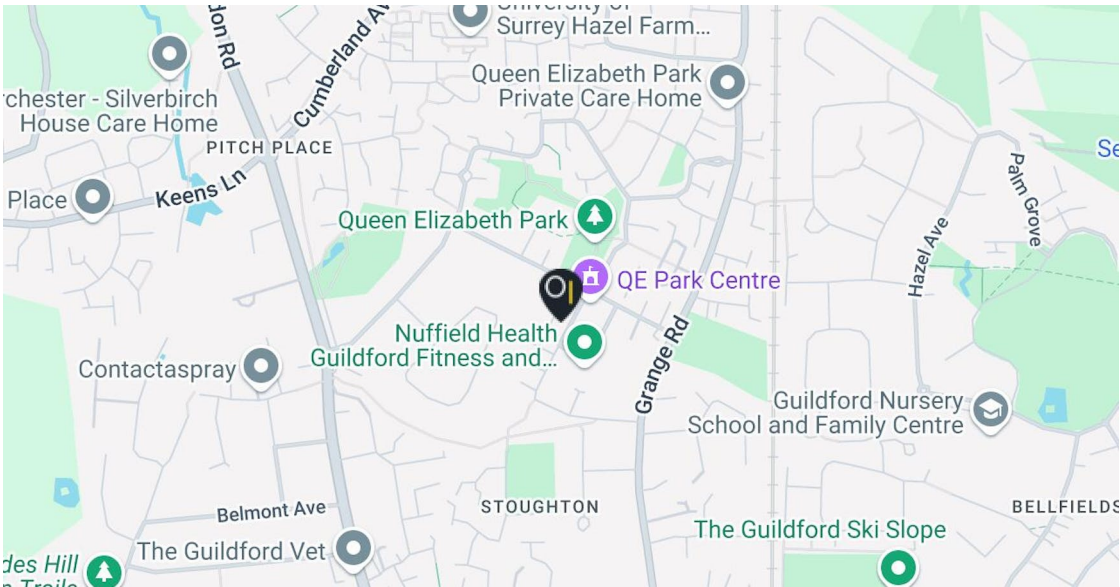
Rateable value: £12,250
Rates payable: £6,112.75 per annum

EPC

D (87)

Legal costs

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



Contact

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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