



Owen  
Isherwood  
CHARTERED SURVEYORS

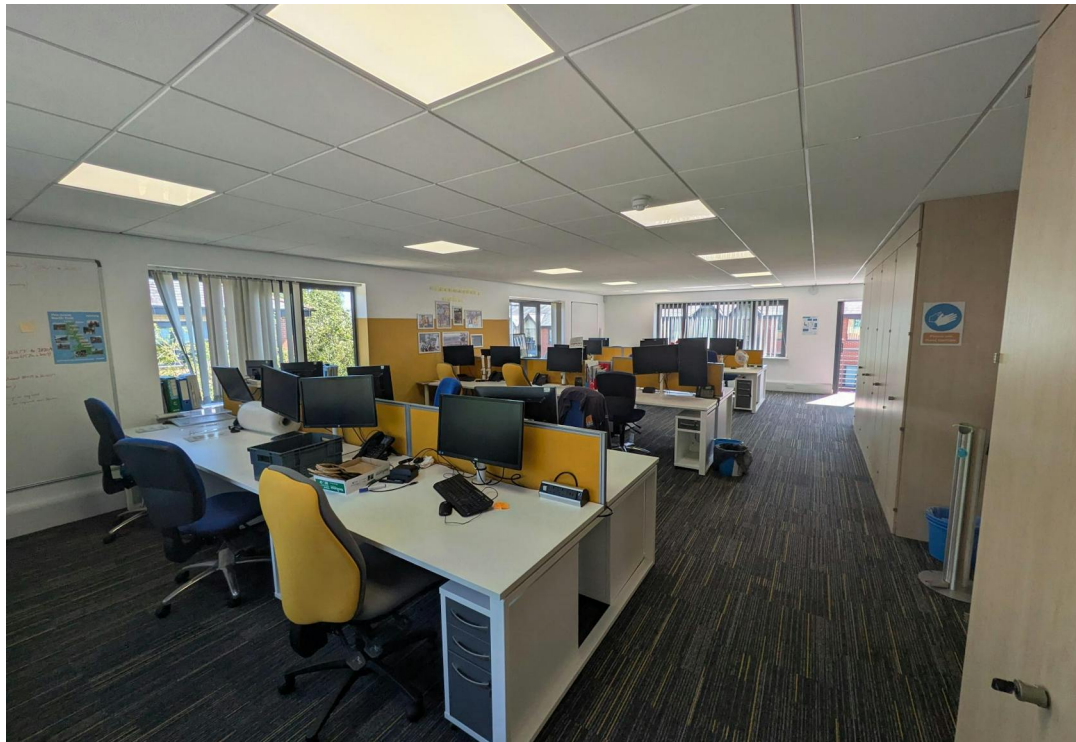
Units 20-22, Parklands, Railton Road, Guildford, GU2 9JX

FOR SALE | 5,206 SQ FT (483.65 SQ M)

## Freehold Office Building in Central Guildford

- Sold with vacant possession.
- Office premises set over two floors.
- Potential for various layout options.
- Balcony doors over the first floor.
- Self-contained, standalone office building.
- Sale inclusive of 15 parking bays in total, comprising 11 vehicle spaces and 4 bays currently fitted with covered cycle parking.
- Rear storage room included.





## Location

Situated on the northern edge of Guildford, within "Queen Elizabeth Park", and forming part of a mixed use scheme of retail, office and residential premises of modern brick-and-slate build. The area is well-served by local amenities including a Tesco Express, Nuffield Health Club, and local cafe, and benefits from close proximity to various local parks and green spaces. The closest public transport are multiple bus connections; the nearest stop being a short walk away on Worplesdon Road and connecting to Guildford town centre and Woking. Guildford itself benefits from being situated off the A3 corridor running between London and Portsmouth, as well as national rail connections of half an hour on to the capital.

## Description

A standalone brick-and-slate constructed office building over two floors, these premises are in excellent condition throughout having been fitted out and operated from by the current owner-occupier. On the ground floor a full kitchen break time area has been fitted along with meeting rooms with dividing walls, and gendered WC's with showers. The property also boasts full end-of-journey facilities, including a dedicated drying room and lockers currently fitted. The first floor is open-plan office space with further WC's also fitted. Full suspended ceiling with LED lighting throughout.

The building also features solar panels on the roof and has achieved a Green Mark accreditation for sustainability.

## Accommodation

Name	sq ft	sq m
Ground	2,497	231.98
1st	2,709	251.67
<b>Total</b>	<b>5,206</b>	<b>483.65</b>

## Price

£1,575,000 + VAT

## Rates & Charges

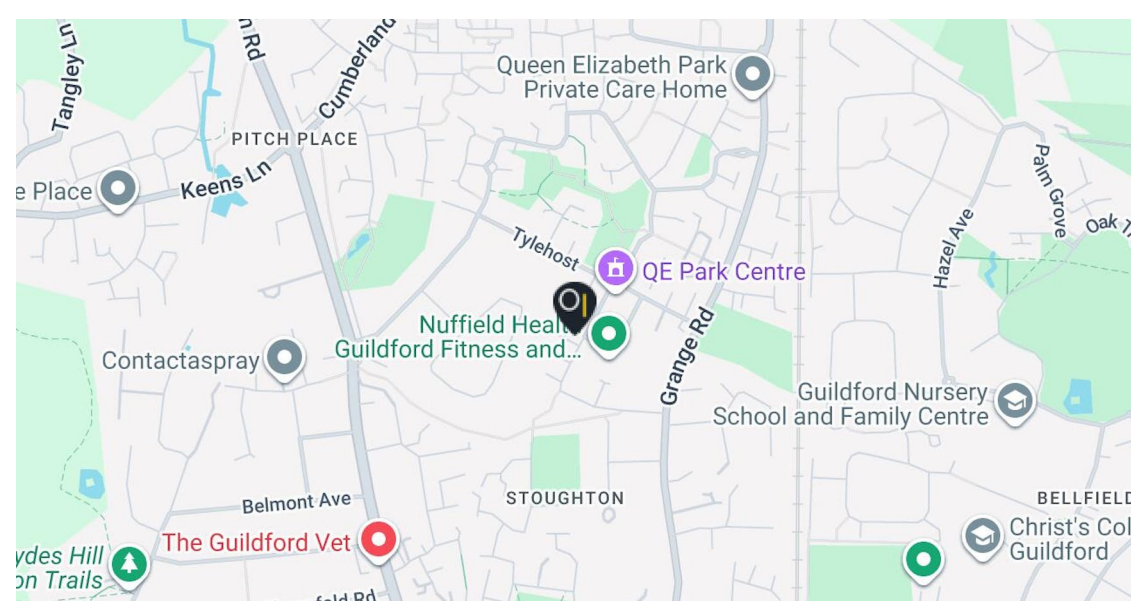
Rateable value: N/A

## EPC

B (32)

## Tenancies

To be sold with vacant possession.



## Contact

### Kieran Morgan

T: 01483 300176  
M: 07904377405  
E: Kieran@owenisherwood.com

### 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



Space Manager

Allied Healthcare

Alina Homecare  
Quick chat or  
24-hour care

Learning Space

Simply Vinyl Records  
Record Shop

Sprint Infinity Ltd

Claire Langtree  
Counselling

Parklands

Melliss LLP

Cycling UK - Making  
a better world by bike

Complete  
Mortgages Limited

Image Skincare UK  
Cosmetics shop

Guildford  
Accounting Services

Parklands  
Property Lawyers

Little St  
Little St

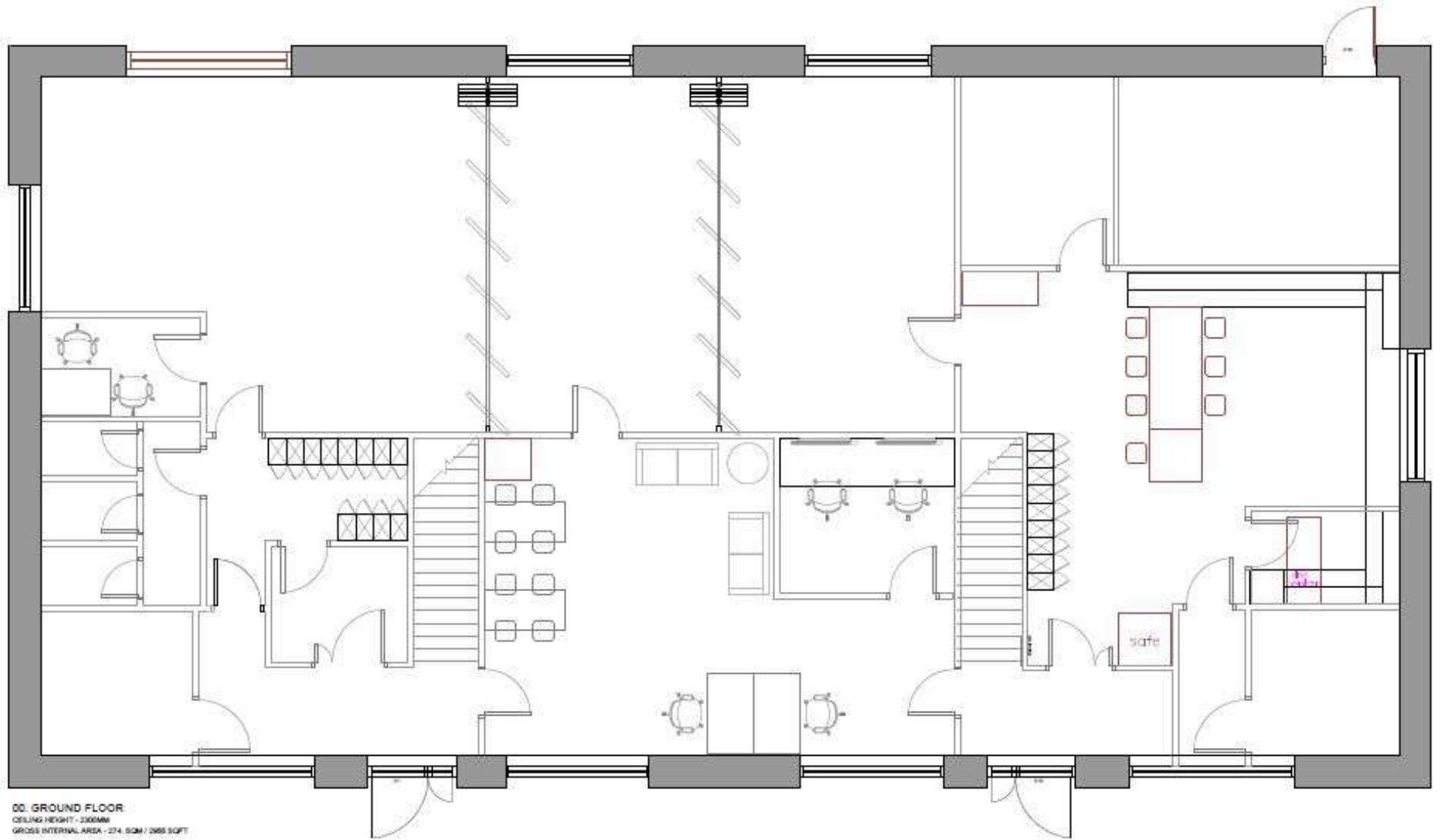
Little St

Little St

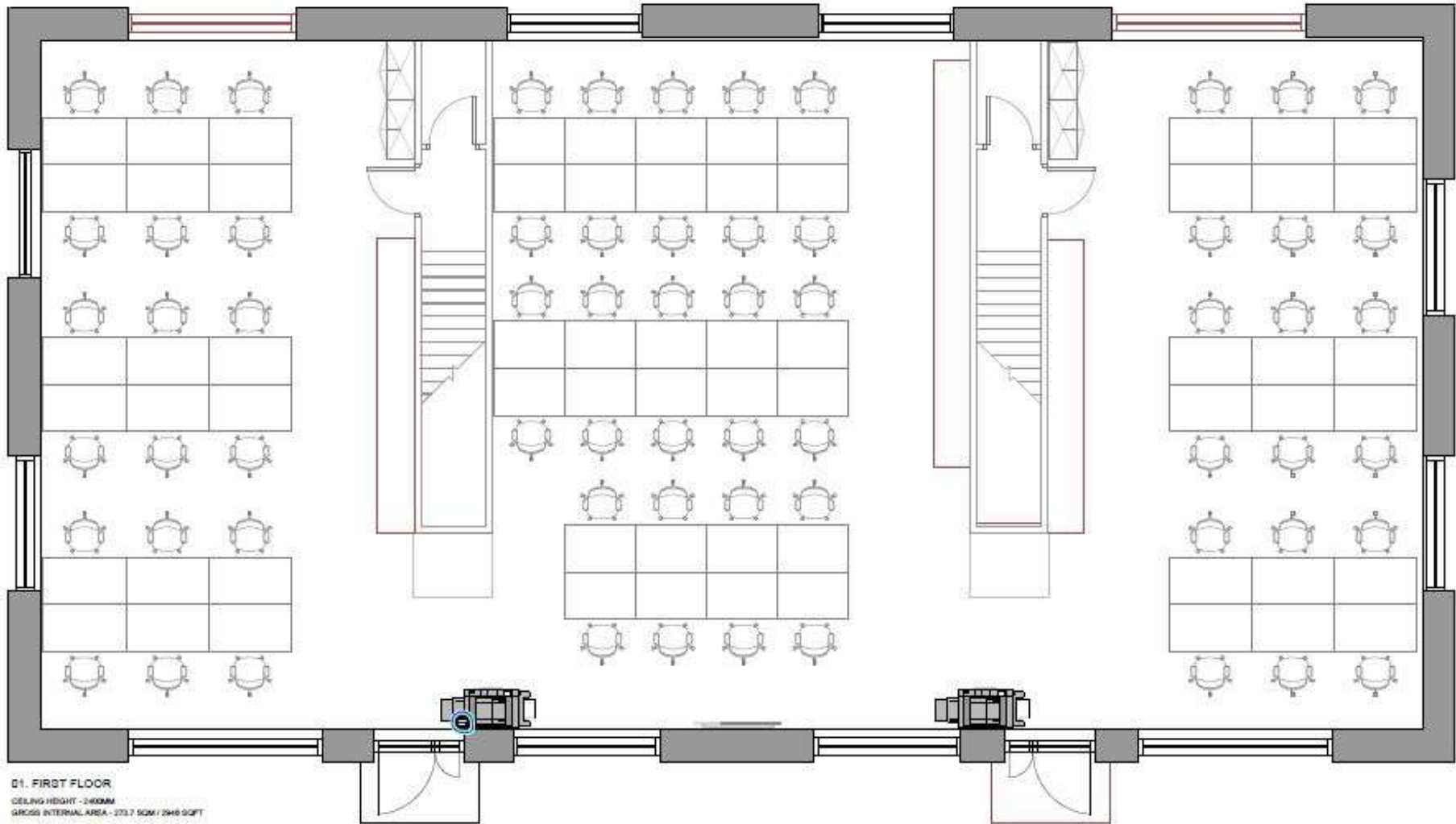
Little St

Google Maps

Little St



00. GROUND FLOOR  
CEILING HEIGHT - 3000MM  
GROSS INTERNAL AREA - 274.50M<sup>2</sup> / 2955 SQFT



D1. FIRST FLOOR  
CEILING HEIGHT - 2400MM  
GROSS INTERNAL AREA - 273.7 SQM / 2940 SQFT