



Office share

2 Paris Parklands, Railton Road, Guildford, Surrey GU2 9JX

BK Bruton Knowles est. 1862

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Guy Emmerson 0780 890 4480

guy.emmerson@brutonknowles.co.uk

All inclusive licence at £1,250 pcm

LOCATION

Office space available to share in Queen Elizabeth Park, a modern office park with health club and community café on the north side of Guildford accessed from either the Worplesdon Road (A322) or Stoughton Road/Grange Road.

The A3 is approximately one mile distant and provides a quick link to the M25 at Junction 10. Guildford and Worplesdon mainline stations provide regular services into London.

DESCRIPTION

Ground floor office suite with kitchenette and access to a shared meeting room. Shared WC facilities at both ground and first floors. Space for a bank of four to six desks – see indicative layout attached.

Gas central heating, painted plaster walls, perimeter trunking, suspended ceiling with Cat II lighting

One parking space in front of the property. There is generally plentiful additional parking on the wider Estate

ACCOMMODATION

	Sq. m	Sq. ft.
Ground floor office	37.35	402
Total usable space	37.35	402

Access to shared ground floor meeting room – usage arrangements to be agreed.

Alternatively consideration can be given to including the meeting room space within the licenced area if necessary

TERMS

The property is held on a lease expiring in March 2023 and a licence to office share is offered subject to landlord's final consent. Term to be agreed, determinable by either party on one months notice in writing

All inclusive charge to cover rent, business rates, service charge, buildings insurance (not contents) and reasonable heat, light and electricity costs at **£1,250 per calendar month** plus VAT payable monthly in advance with two month's deposit paid.

The incoming occupier will need to provide phone and IT lines

ENERGY PERFORMANCE CERTIFICATE

The overall property has an EPC rating of ????

COSTS

Each party to bear their own costs and contribute towards any Landlord costs

VIEWING

The property can be viewed by contacting Guy Emmerson on the details provided above.

DISCLOSURE

Bruton Knowles LLP are the tenants of this property and are offering this office share.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

87 This is how energy efficient the building is.

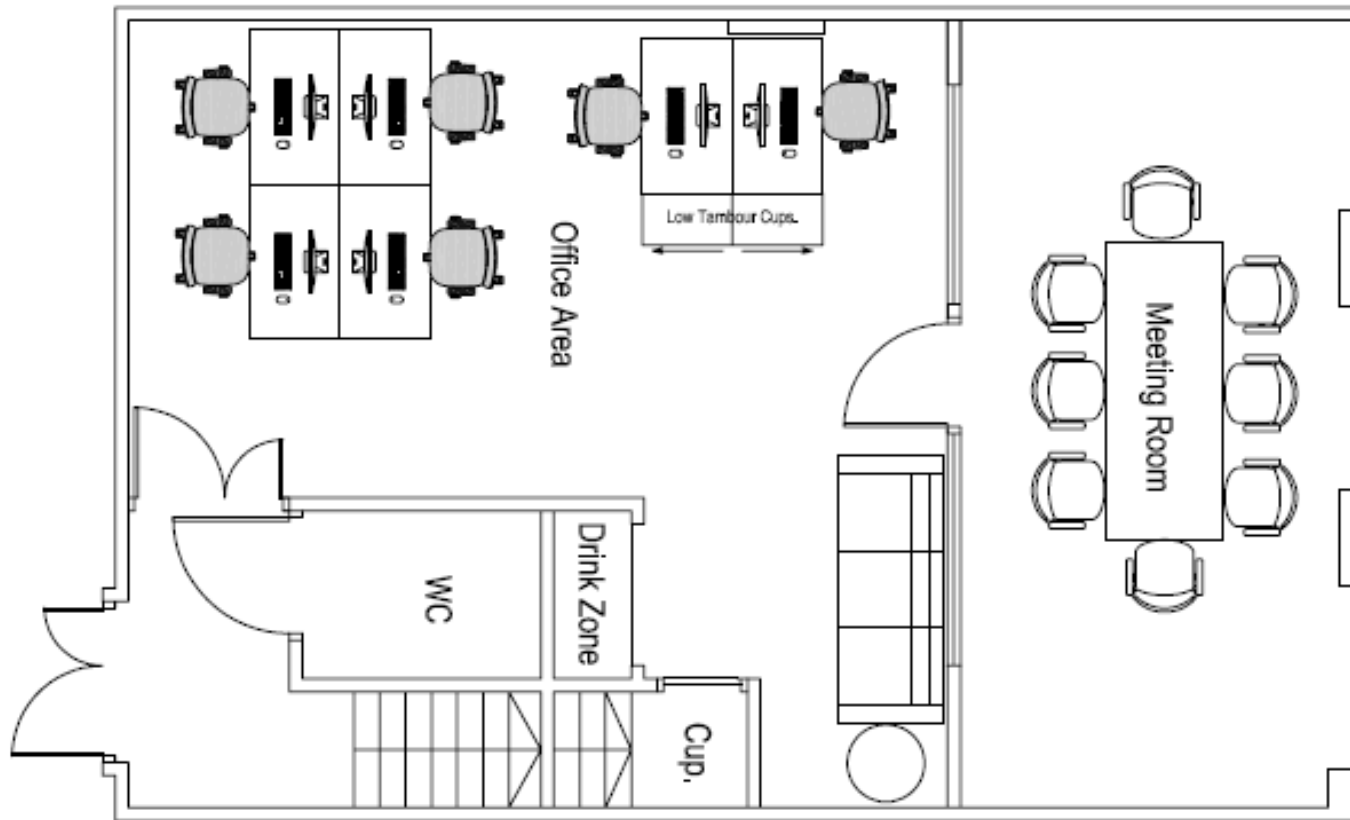
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