
FOR SALE

Leapale House, Leapale Lane Guildford GU1 4LY

Rare Opportunity - Town Centre
Freehold Office Building

2,008 Sq Ft
(186.54 Sq M)

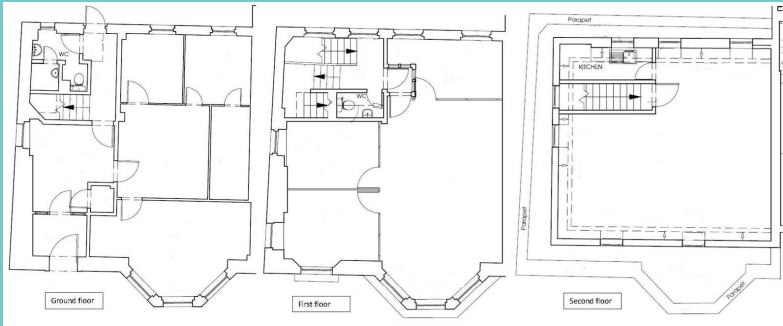
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DESCRIPTION

Leapale House is a period office building providing office accommodation over ground and two upper floors. The property benefits from an existing fit out to provide meeting room and cellular offices at ground floor, a mixture of open plan and cellular space on the first and an open plan configuration on the second floor.

The building has two car parking space to the rear, with a third tandem space possible for smaller cars.

- ✓ **Period Office Building**
- ✓ **Town centre location**
- ✓ **Close to Waitrose & a short walk to High Street**
- ✓ **2-3 car parking spaces**
- ✓ **Large bay windows to lower 2 floors on front elevation**
- ✓ **Timber framed sash windows**



ACCOMMODATION

Areas based on IPMS III	sq ft	sq m
Ground floor	715	66
First floor	731	68
Second floor	563	52
Total	2,008	187

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value : £20,500
Business Rates Payable per annum (2019/20) based on multiplier of 49.1p in the £: £10,065.50

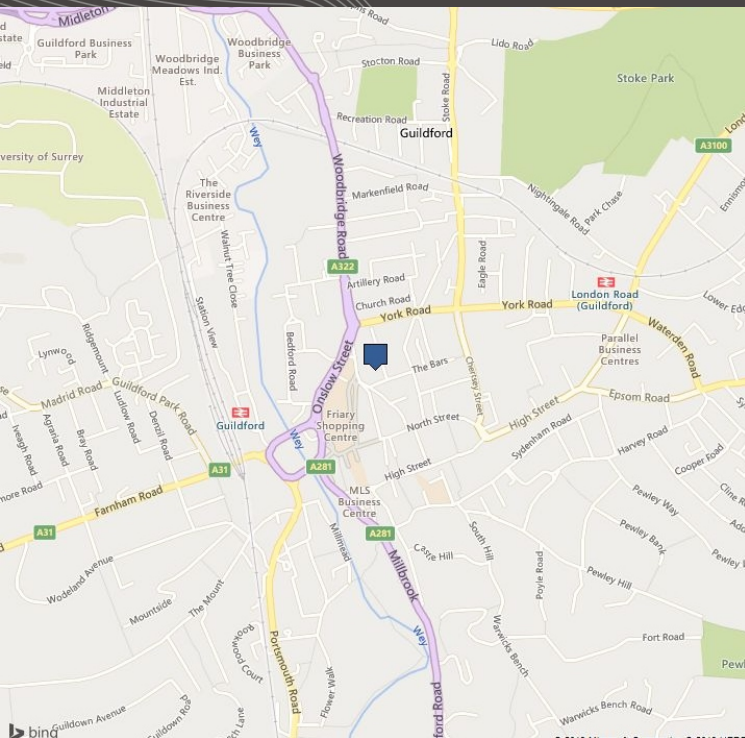
TERMS

The freehold is available with vacant possession.

EPC D (88)



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LOCATION

Leapale House is situated in the centre of Guildford at the junction of Leapale Lane and Woodbridge Road, close to Waitrose and within a short walk of Guildford station (London Waterloo - 35 minutes) and the High Street & Friary Centre shopping facilities.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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