

Commercial Unit, Station View

Guildford

Surrey, GU1 4JY



**Brand New Office /
Commercial Space**

FOR SALE

470 sq ft (43.66 sq m)

IPMS 3



Description:

This unique new build office unit provides bright, airy space suitable for a variety of office uses.

The unit will be provided in shell and core condition with the vendor providing capped off services. However, there may be scope for the vendor to fit the unit out for occupation, subject to agreement.

Although there is no allocated parking for the unit, there is a paid car park adjacent to the unit.

Key Features:

- Ground floor
- Located within the new prestigious Taylor Wimpey Station View development
- Adjacent to Guildford Train Station and car park
- Adjoins serviced office provider Spaces, with additional facilities available
- Shell and core condition with capped services including, Electricity, Gas, Water, Heating / Cooling & BT

Schedule of areas:

Description	ft ²	m ²
Office	470	43.66

Location



- Situated just 250m from Guildford train station, the property offers an excellent location for local and regional connections.
- A short distance beyond the train station is Guildford town centre, offering a wide range of local amenities.

Price

Offers in the region of £210,000.

VAT

VAT will be payable on the purchase price.

Tenure

The unit is available for sale on a 125 year leasehold basis.

Planning

The vendor will apply for a Certificate of Lawfulness in order to approve the use of the unit. This approach has been confirmed by the Local Planning Authority.

Change of use to residential is possible but would be subject to a pre-existing overage condition with a C.£80K liability. Further details available upon request.

Business rates

Business rates assessment has not yet been undertaken by the VOA.

Applicants should make their own enquiries to establish the potential liability.

EPC rating

To be prepared following completion of mechanical and electrical installation works.

Legal costs

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

Service charge

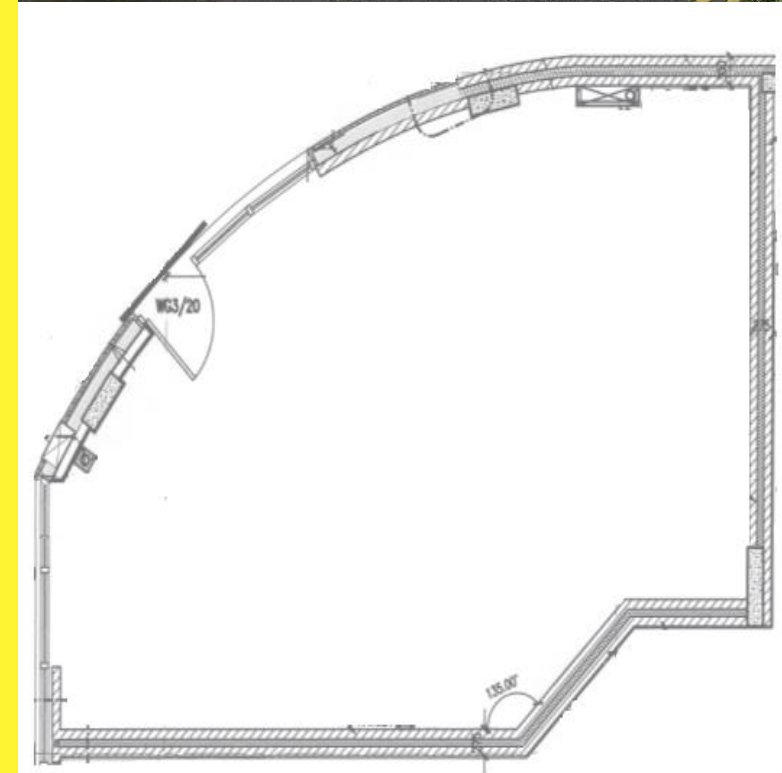
There is annual building service charge estimated at £427 per annum.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the sole agents.



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Subject to Contract

Date: September 2018

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