

39 Guildford Road, Lightwater, Surrey GU18 5SA

- > Just 1 mile south from J3 of the M3 Motorway
- > Quality offices up to 470 sq.ft.
- > Available immediately
- > Secure gated generous parking
- > Canopy entrance from car park
- > Security system connected to monitoring station

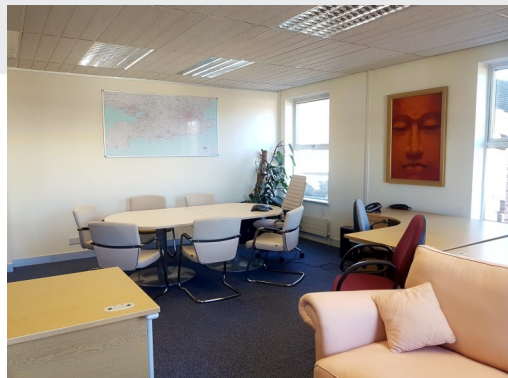
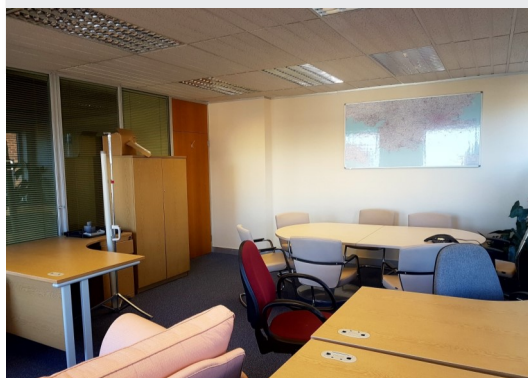


TO LET ON AN ALL INCLUSIVE BASIS



Small Office Suite - First Floor - Choice of 470 sq ft , 332 sq ft or 139 sq ft - 3 parking spaces

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About the Premises :

The property comprises a three-storey building constructed of bricks under a pitched tiled roof with car parking to the rear. The single storey reception area to the west side of the ground floor provides access to the offices from the main entrance facing the car park which is gated.

About the Location :

- 1 mile from J3 of the M3 Motorway
- 18.5 miles from Heathrow (via Motorway)

Lightwater is less than a mile from Junction 3 of the M3 Motorway, giving easy access to the M25 motorway and Heathrow, while the M4 motorway is about a 15 minute drive away. Bagshot Rail Station is approximately 2 miles whilst there is a fast (28 minute) and frequent service to London Waterloo from Woking MLS which is a 15 minute drive away.

- Canopy entrance from car park
- Spacious reception office with plate glass entrance doors
- Suspended ceilings with Category 2 lighting in all office areas
- Gas fired central heating in all office areas
- Carpeting throughout
- Smoke detectors, emergency lighting & fire alarm system
- Car park with electrically operated gates operated by access control
- Sophisticated security system with access control of principal doors; linked to a central monitoring station 24/7 by both land and wireless
- Alarm zoned by floor; each floor shares the alarm so last person departing the office sets the alarm
- Every room lockable
- Male and female cloakrooms on first and second floors
- LAN not provided
- 8 person lift
- 3 car spaces (1 space per 157 sq ft)
- Kitchen—shared with other occupiers. Fully equipped including dishwasher, refrigerator, microwave, cold drinking water dispenser, cups, plates, cutlery etc.
- 10 person Meeting Room bookable in advance at £50 per day.

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Lease :

To be let on an **All Inclusive Basis**—everything except Business Rates and office cleaning.

First Floor	Area in Sq Ft	Parking Spaces	Rent
Corner Office	332	2	£10,300
Centre Offices	139	1	£4,300
Total	470	3	£14,600

The lease will be subject to an order of the Court of Competent Jurisdiction to exclude the provisions of Sections 24-28 of the Landlord & Tenant Act 1954, as amended.

Rates :

Rateable Value: To be assessed.

A separate assessment for Rateable Value to determine Business Rates payable will be sought from the Valuation Office after a letting has been completed. We think this will produce an amount payable of £4.94 per sq ft but this is our assessment based on past experience elsewhere and cannot be relied upon.

Possession :

On completion of legal formalities.

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Available Space :

- Corner Office : 332 sq ft
- Small Office : 39 sq ft
- Centre Office : 100 sq ft



Shared Kitchen

Meeting Room

