



**Rent** £98,000 Per annum + VAT

**Size** 7,366 Square feet

**Ref** #3253

## Address

**Address:** 11 The Pines

**Postcode:** GU3 3BH

**Town:** Guildford

**Area:** Surrey

## Location

Located on the established Pines Business Park, on the outskirts of Guildford. Other occupiers on the Park include The Plumb Centre, Speedy Hire, Maui Jim, Cane Adam, Parts Centre, TLC, City Electrical, Johnston's and Surrey Arts. The property is easily accessed directly from Guildford via the A323 Aldershot Road and is close to the A3 Junction at Cathedral Hill, which leads to the M25 Motorway Junction 10.

## Description

A modern two storey office building arranged to provide largely open plan contemporary accommodation with some glazed partitioning to the first floor.

The property has been refurbished in recent years to include air conditioning and is presented in very good decorative order.

There is a kitchen to the first floor and W.C. facilities on both floors.

Electric vehicle charging has been installed in the car park, which provides 25 parking spaces.

The property is available in March 2025.

Please do not disturb the tenants and view only by prior appointment.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£98,000 Per annum + VAT
<b>Rent details:</b>	Rent exclusive of Service Charge of approximately £1,700 per quarter including VAT.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states the below Rateable Values: Ground floor- £45,000 1st floor rear £12,750 1st floor front £36,750
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Open plan
- ✓ Two storey
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

