

**CHARACTER OFFICE BUILDING
WITH PARKING**

TO LET



01483 450115

www.owenshipp.co.uk



**LANGTON PRIORY, PORTSMOUTH ROAD,
GUILDFORD, GU2 4YG**

589 sq ft to 2,059 sq ft

Attractive character building in private grounds

10 on site parking spaces

1 mile south of Guildford

Two suites or entire first floor available



RICS

Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

Langton Priory is about one mile south of Guildford, between the town centre and Artington. The property is accessed from the Portsmouth Road (A3100) and the Park and Ride facility is nearby.

Description

Langton Priory is set in private grounds with lawned areas and gardens. The available offices are on the first floor and have suspended ceilings with recessed lighting, under floor trunking, private W.C. facilities and 10 onsite parking spaces. The accommodation is currently under refurbishment to open plan and can be taken as a whole or as two separate suites.

N.B additional car spaces may be available, subject to separate negotiation.

Accommodation

The available accommodation is approximately as follows:

First floor

Offices 191.32 sq m 2,059 sq ft

If taken as separate suites:

Suite 1 54.77 sq m 589 sq ft

Suite 2 129.21 sq m 1,390 sq ft

Rent

£15 per sq ft exclusive plus VAT.

Lease

The premises is available on a new lease for a term to be agreed.

Rates

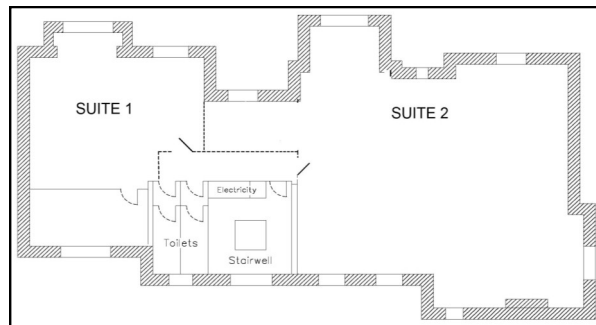
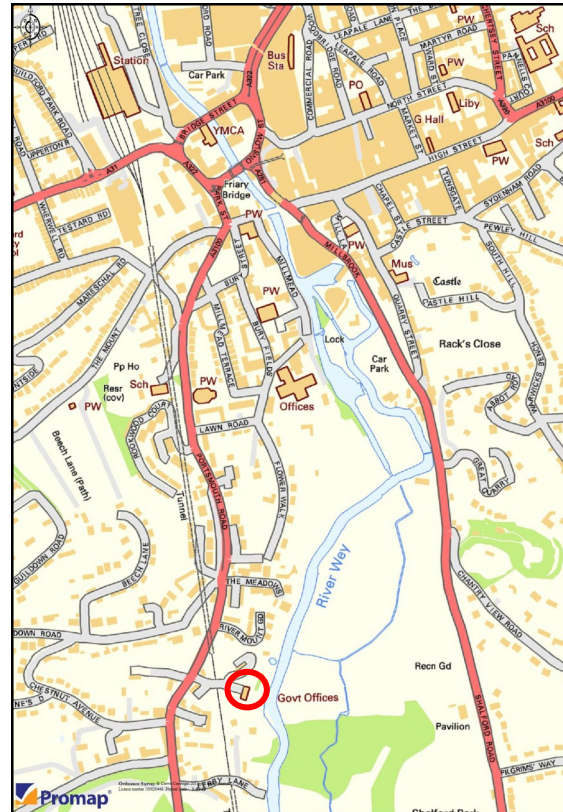
Rateable value: £26,703

Rates payable: £11,562 (2011/2012)

For confirmation of business rates please contact Guildford Borough Council on 01483 505050.

Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.



PLAN SHOWING PROPOSED SPLIT FOR INFORMATION PURPOSES ONLY

Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Energy Performance Certificate Non-Domestic Building



Langton Priory
Portsmouth Road
GUILDFORD
GU2 4YG

Certificate Reference Number:
0980-0731-4760-0799-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 668
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

71 If typical of the existing stock