

FREEHOLD OFFICE BUILDING

TO LET

Owen Shipp
COMMERCIAL

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www.owenshipp.co.uk

EGi's Most Active Dealmaker - Surrey 2018/19



LEAPALE HOUSE, LEAPALE LANE, GUILDFORD, GU1 4LY

Town Centre Office Building

Close Proximity to Guildford Station & High Street

Three Associated Parking Spaces

Character Building Capable of Being Split

563 sq. ft. - 2,009 sq. ft.



RICS

Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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LEAPALE HOUSE, GUILDFORD, GU1 4LY

Location

Leapale House is located in central Guildford close to the one-way system. It is approximately half a mile from Guildford train station and only a short walk to the shops and restaurants on North Street. the town centre. Guildford is a vibrant and historic Surrey town with a lively commercial sector with prominent retailers and international businesses present in the town.

Description

This property is a prominent three-storey, red-brick office building. It has large bay windows on the front elevation with timber sash frames. The second floor is contained within a tiled, mansard roof with projecting casement windows.

Internally the property comprises open plan office space on each floor, with high ceilings, recessed Cat-II lighting, carpeted floors and heat from wall mounted radiators fed by a gas fired boiler. There are ancillary WCs and Kitchenette, as well as three parking spaces to the rear of the building.

Accommodation

The floor areas are approximately:

Ground Floor	66.4 sq. m.	715 sq. ft.
First Floor	67.9 sq. m.	731 sq. ft.
Second Floor	52.3 sq. m.	563 sq. ft.
Total	186.6 sq. m.	2,009 sq. ft.

Asking Price

Price on Application

Tenure

The premises are available on a new Lease with Terms to be Agreed.

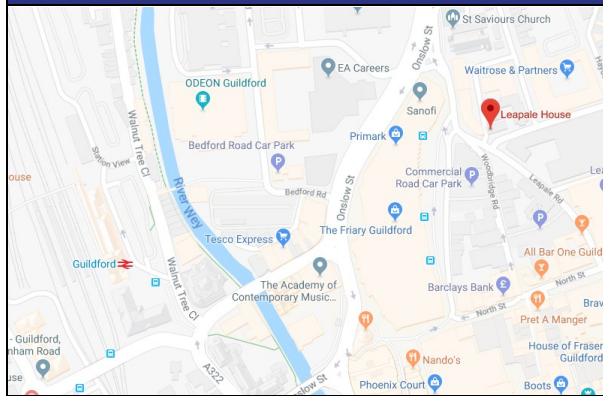
EPC

Rating: D - 88

Business Rates

Rateable Value: £22,500
Rates Payable: £10,800

Map



Internal



Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the joint 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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