

**TOWN CENTRE OFFICES  
WITH PARKING**

**TO LET**

**Kingstons**

*Commercial Property Consultants*

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**2ND FLOOR, CHANCERY HOUSE, LEAS ROAD  
GUILDFORD, SURREY GU1 4QW**

- ❖ Self-contained office suite
- ❖ Attractive entrance hall
- ❖ Double glazing
- ❖ Suspended ceilings
- ❖ New carpets
- ❖ Male & female toilets
- ❖ Passenger lift
- ❖ 6 car spaces

**1,918 sq ft (178.17 sq m)**

*Kingstons is the trading name of Kingstons (Guildford) Limited  
Registered in England and Wales No. 6204957 at  
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU  
[www.kingstons.net](http://www.kingstons.net)*

## Location

The property is located just off Woodbridge Road, the main road into Guildford town and is at the junction of Leas Road and Margaret Road. The mainline station, bus station and town centre shopping facilities are only a short walk away.

## Description

The accommodation is on the 2<sup>nd</sup> floor and is currently undergoing refurbishment to create open plan space. The suite comes with 6 on-site car parking spaces with Mary Road and Bedford Road pay and display car parks a two-minute walk away.

## Accommodation

Measured on a net internal basis and in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), we quote the following floor areas:

<b>2<sup>nd</sup> floor</b>	<b>1,918 sq ft</b>	<b>178.17 sq m</b>
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## Terms

The property is available on new lease terms to be agreed.

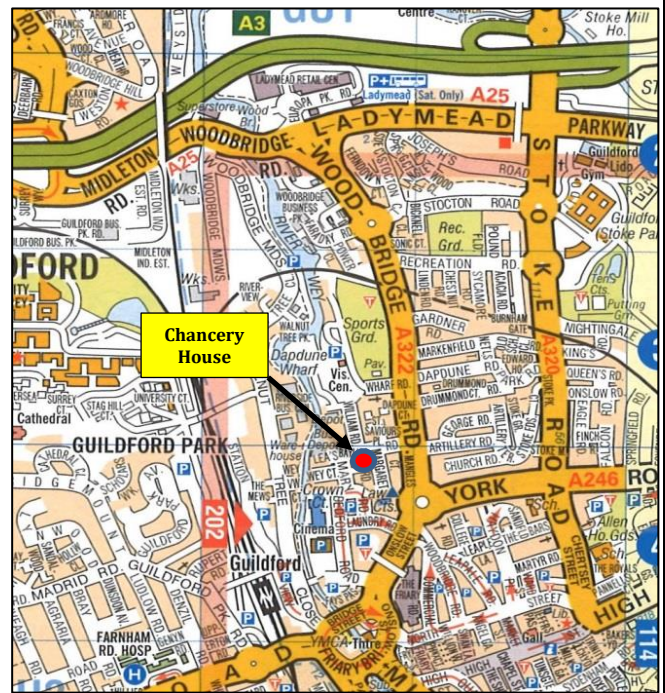
## Rent & Service Charge

We are quoting a rent of **£22.50 per sq ft per annum exclusive**. Service charge is £8.10 per sq ft.

## Rates

According to the Valuation Office website the Rateable Value is £33,000 described as Offices & Premises. A Uniform Business Rate of 49.9p in the £ will apply. *Further information can be obtained by contacting Guildford Borough Council Valuation Office (Tel: 0330 123 0081).*

## Location Map



## Legal Costs

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

## Energy Performance Certificate

The property has an Energy Performance Certificate Rating of C59.

## Viewing & further information

Strictly by appointment with the letting agents:



**Derek Corden**  
07905 419796  
[derek@kingstons.net](mailto:derek@kingstons.net)

**Peter Bellion**  
07905 419795  
[peter@kingstons.net](mailto:peter@kingstons.net)

*Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.*

*Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.*