

**Modern Self-contained
Business Unit
On Surrey Research Park
TO LET**

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



40 Alan Turing Road Surrey Research Park Guildford GU2 7YF

- Self-Contained
- Suitable for Office, Research & Development, Design
 - Flexible Ground floor
 - Male, Female & Disabled Toilets
 - Separate Shower
 - 36 Car spaces
 - Separate loading door

7223 sq ft (671 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*

Location

The property is located in the centre of the Surrey Research Park a half a mile from the A3 which connects directly to the M25 (Junction 10). Both Heathrow and Gatwick are within 25 miles.

Guildford railway station provides a frequent and fast service to London Waterloo in 25 minutes.

The Surrey Research Park is widely regarded as the best of its kind in the UK.

Description

The property is a detached two storey business unit overlooking a lake in the centre of the Park. The first floor is fitted as offices with a mix of open plan and cellular offices in two wings either side of the central staircase / hallway. The ground floor is currently laid out as part storage, workshop and testing laboratory, with the availability of a separate 275kVA power supply, and can be re-configured to office space.

The whole building benefits from central heating and air conditioning. The first floor also has a fitted kitchen. Toilets and shower facilities are provided on each floor.

Accommodation

The property measured on Net Internal Areas as follows:

Ground Floor Storage & Testing	3,207 sq ft	298.0 sq m
First Floor Offices	4,015 sq ft	373.0 sq m
Total	7,223 sq ft	671.0 sq m

Rent

We are quoting a rent of **£163,486 per annum exclusive**.

Tenure

The premises are available on a long term lease or on assignment of the existing lease expiring 31st July 2025 or on a new sublease.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for Rateable purposes as follows:

Rateable Value: £124,000
UBR (2020/2021): 51.2 p in the £

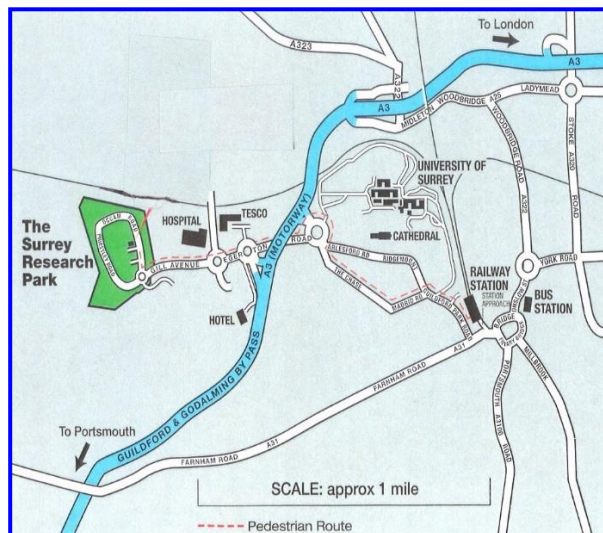
Legal Costs

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

Energy Performance Certificate

The property has an EPC rating of C60.

Location Map



Viewing & further information

Strictly by prior appointment with sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net
or
Derek Corden
07905 419796
derek@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.

