FOR SALE

Leapale House, Leapale Lane Guildford GU1 4LY

Freehold Town Centre Building

2,008 Sq Ft (187 Sq M)

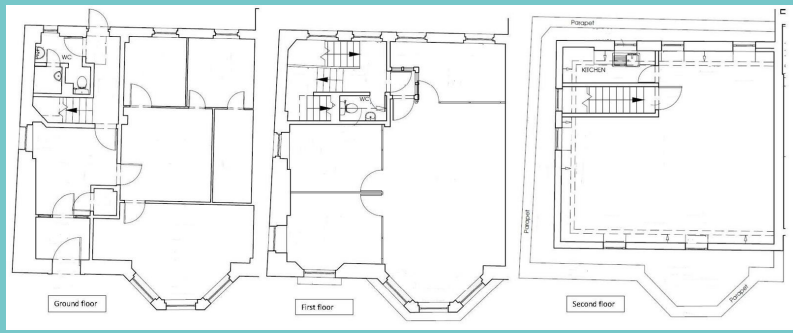
Leapale House, Leapale Lane, Guildford GU1 4LY

DESCRIPTION

Leapale House is a period office building providing office accommodation over ground & two upper floors.

The building has two car parking spaces to the rear.

- **Period Office Building**
- **For sale with vacant possession**
- **Close to Waitrose & a short walk to High Street**
- **2-3 car parking spaces**
- **Large bay windows to lower 2 floors on front elevation**
- **Timber framed sash windows**



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	715	66
First floor	731	68
Second floor	563	52
Total	**2,008**	**187**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value : £20,500
Business Rates Payable per annum (2019/20) based on multiplier of 49.1p in the £: £10,065.50

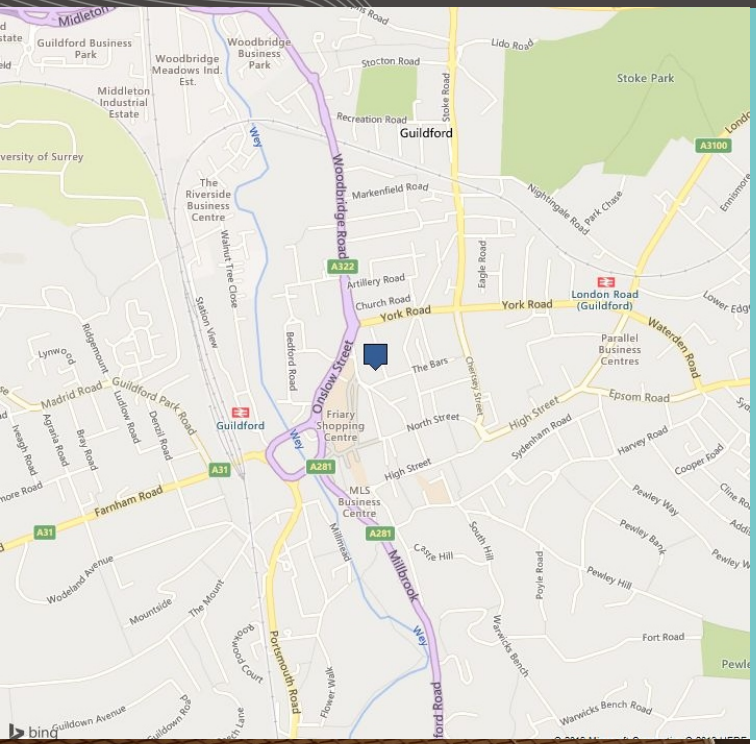
TERMS

The building is available freehold with vacant possession..

EPC D (88)

LEAPALE HOUSE
CMDi
STOKE HOUSE

Leapale House, Leapale Lane, Guildford GU1 4LY



LOCATION

Leapale House is situated in the centre of Guildford at the junction of Leapale Lane and Woodbridge Road, close to Waitrose and within a short walk of Guildford station (London Waterloo - 35 minutes) and the High Street & Friary Centre shopping facilities.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

Lambert Smith Hampton

Paul Dowson
01483 446703
pdowson@lsh.co.uk

Mr Tim Shaw
01483 446711
tgshaw@lsh.co.uk

Owen Shipp COMMERCIAL
01483 450115
www.owenshipp.co.uk

Mr George Musgrave
01483 450115
george@owenshipp.co.uk

Mr Sean Bellion
01483 450 115
sean@owenshipp.co.uk

lsh.co.uk

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