



PANTERA
PROPERTY

FOR SALE



1 Paris, Parklands, Railton Road, Guildford, GU2 9JX

Freehold interest of modern office premises located on well established Parklands Business Park
REDUCED PRICE



HIGHLIGHTS

- Modern office premises end terrace unit
- REDUCED PRICE
- Off street dedicated parking
- Ground and first floor office accommodation
- Suitable for a variety of alternative uses subject to planning
- NIA of 1,447 sq. ft
- CEPC Rating B
- Freehold interest Title Number SY758689

ASKING PRICE: £395,000



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LOCATION

The property forms part of the established Parklands industrial and business estate, positioned to the west of Guildford town centre. Parklands accommodates a wide mix of local, regional and national occupiers and is widely regarded as a prime employment area within the borough.

Railton Road provides direct access to the A3, Guildford's principle arterial route, which in turn links northwards to London and the M25 motorway at Junction 10, and southward toward Haslemere, Hindhead and the south coast. This connectivity makes the location particularly attractive to occupiers requiring efficient road links for logistics, servicing and commuting.

Guildford town centre lies approximately 2 miles to the east, offering an extensive range of retail, leisure, banking and professional services. The town is widely recognised as one of the South East's most affluent and dynamic commercial centres outside London.



TRANSPORT CONNECTIONS



ROAD CONNECTIONS

Guildford Town Centre 5 mins A3 (London / South Coast) 5 mins M25 (Junction 10) 10 mins



Woking 15 mins Heathrow Airport 30 mins Central London 45 mins

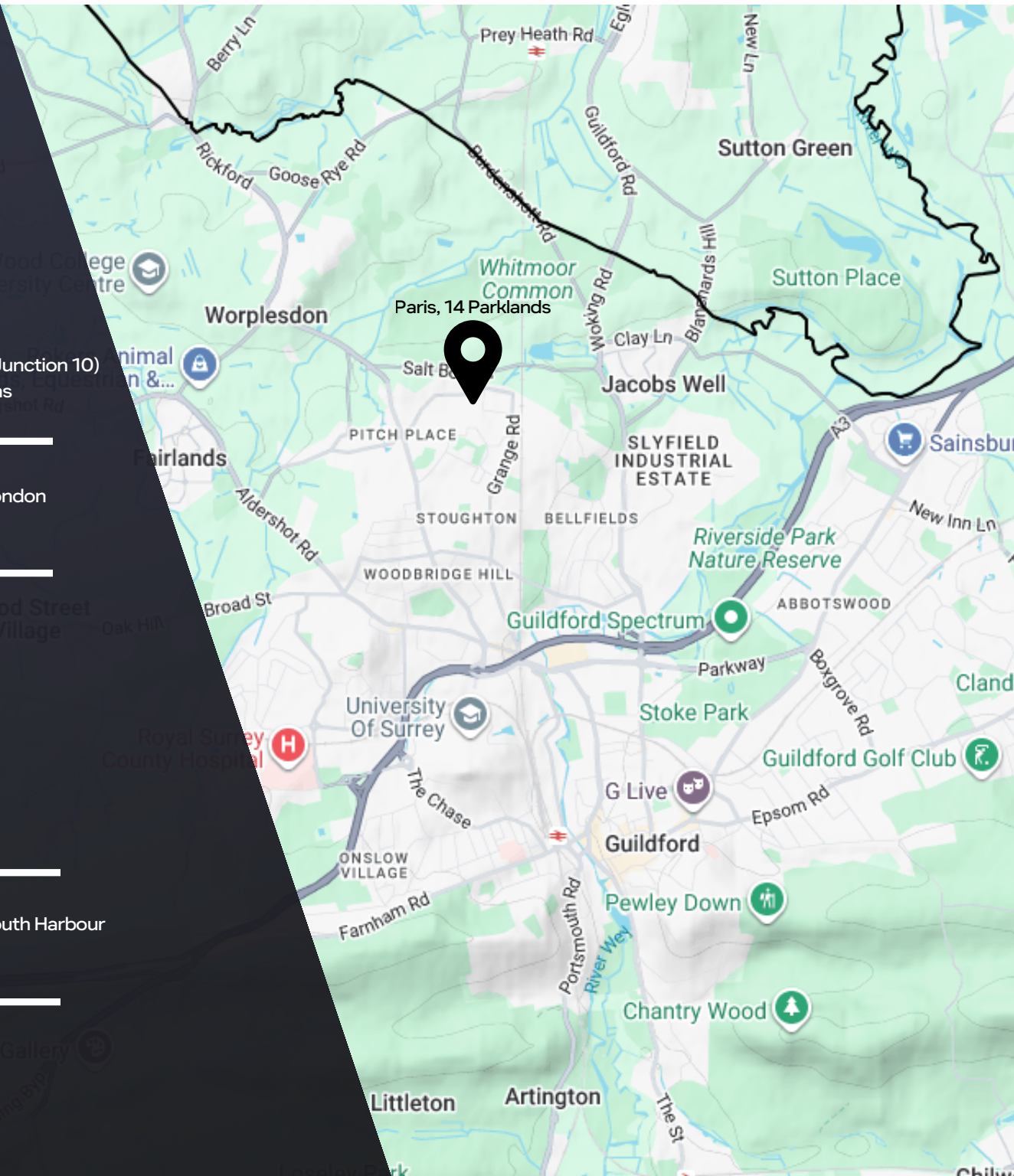


RAIL & ELIZABETH LINE LINKS

Guildford Station 5 mins London Waterloo 35 mins Woking 7 mins



Clapham Junction 25 mins Reading 50 mins Portsmouth Harbour 75 mins



PROPERTY DESCRIPTION & TENURE

Pantera Property present this Freehold end terraced office premises, currently arranged over ground and first floors.

The property comprises a modern brick elevation office building under a pitched slate roof with dedicated off street parking to the front. The ground floor comprises an entrance and reception area, open plan office, and W.C facilities.

The first floor features an open plan office area, meeting room, further W.C facilities and a balcony. The property benefits from double glazing set in aluminium powder coated frames and insulated.

ACCOMMODATION

Floor (NIA)	Sq m	Sq ft
Ground	65.49	705
First	68.93	742
Total	134.42	1447

TENURE

FREEHOLD - Land Registry Title Number - SY758689





BakerLife Compliance

National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn based on either interior measurements or measurements including wall thickness or a mixture of both also some plans are produced using rough measurements given by clients or copied off old plans so can be unreliable. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser or other interested party. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. If full measured areas and CAD plans are required for this building please contact us www.bakerlife.com

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

BakerLife

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Project

Floor Plans

1 Paris, 14 Parklands
Raiton Road
Guildford
Surrey
GU2 8JXs

Drawing No: 8888 -20- JNL -26

Drawing Title: Floor Plan

Drawing Date: 2026

Drawing Size: @A1

Issue 1

CONTACTS



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**PANTERA
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Regulated by

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Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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