



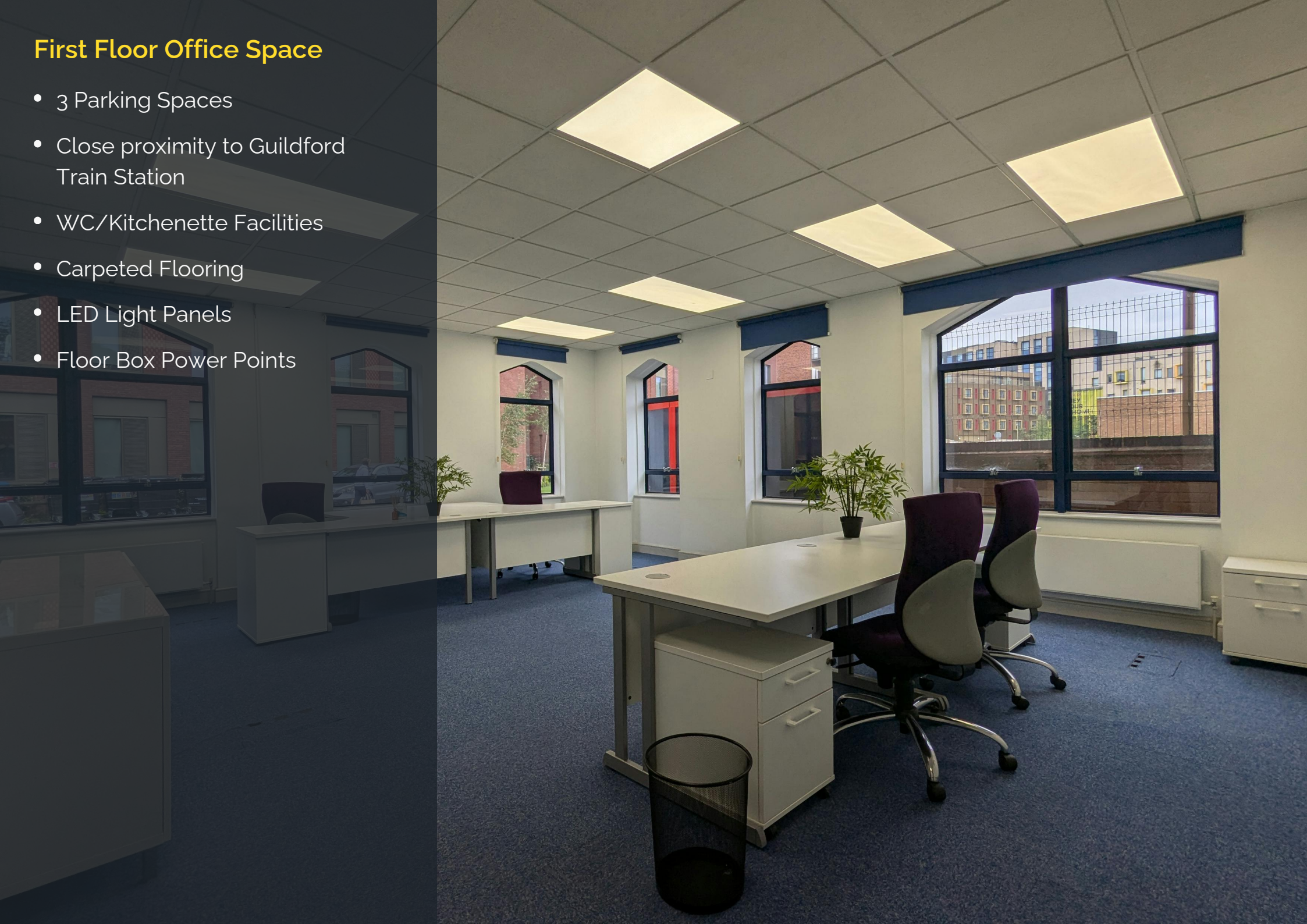
Owen
Isherwood
CHARTERED SURVEYORS

Unit 1, Riverview Business Park, Walnut Tree Close, Guildford, GU1 4UX

TO LET | 682 SQ FT (63.36 SQ M)

First Floor Office Space

- 3 Parking Spaces
- Close proximity to Guildford Train Station
- WC/Kitchenette Facilities
- Carpeted Flooring
- LED Light Panels
- Floor Box Power Points



Location

Riverview Business Park is located in Walnut Tree Close, about 10 minutes' walk from Guildford mainline railway station, the town center, and its attendant amenities. The business park also benefits from proximity to the River Wey and National Trust facilities.

Guildford benefits from excellent rail links to London Waterloo (only 35 minutes away) and the Southwest. Road communications are also excellent with the A3 providing easy access to the M25 and hence Gatwick and Heathrow airports and the national motorway network.

Description

The subject space consists of a modern first floor accommodation. Each floor has W/C and kitchenette facilities, carpeted floors, LED light panels via a suspended ceiling, floor box power points, gas heating and ample ceiling height in excess of 2.6 meters accommodating a variety of uses. The office space also benefit from 3 parking spaces.

Accommodation

Name	sq ft	sq m	Availability
Ground	667	61.97	Let
1st	682	63.36	Available
Total	1,349	125.33	

Terms

New Lease

Rent

£14,000 per annum

Rates & Charges

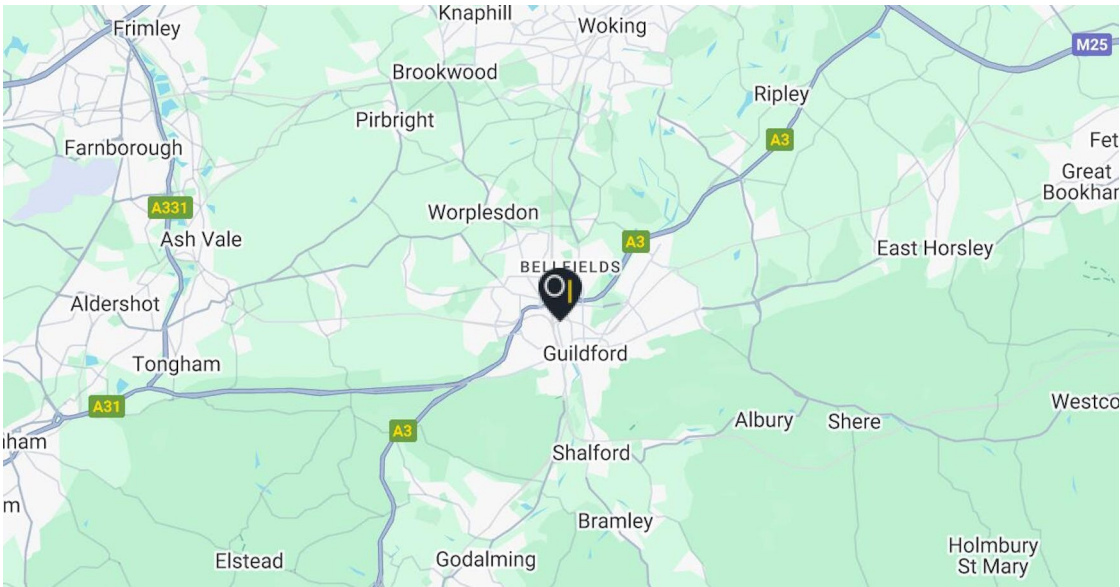
Rateable value: £27,000

EPC

C (6o)

Legal costs

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



Contact

Charlie Williams

T: 01483 300 176
M: 07456 899972
E: charlie@owenisherwood.com

Sara Giampieri

T: 01483 300176
E: sara@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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