

Owen Isherwood
CHARTERED SURVEYORS

3 Riverview, Walnut Tree Close, Guildford, GU1 4UX

FOR SALE | 1,448 SQ FT (134.52 SQ M)

Owner Occupier and Investment

Small Attractive Office Building - Currently let with short term income. Potentially of interest to owner occupiers and investors.

- Attractive Office Floor
- High Specification
- Air Conditioned
- Raised Access Floor
- Newly Carpeted
- Kitchen Facilities
- 5 Car Spaces



Location

Riverview Business Park is located on Walnut Tree Close, approximately a 10-minute walk from Guildford mainline station and the town centre with its wide range of amenities. Guildford offers excellent rail services to London Waterloo (around 35 minutes), while the nearby A3 provides direct access to the M25, Heathrow and Gatwick airports, and the wider motorway network.

Description

This attractive office investment is located within an established Guildford business park. The property provides high-specification office accommodation over ground and first floors and is available freehold, subject to and with the benefit of the current tenancies. The offices benefit from air conditioning, raised access floors, newly carpeted space, kitchen facilities and 5 allocated car parking spaces.

Accommodation

Name	sq ft	sq m	Availability
Ground	779	72.37	Occupied
1st	669	62.15	Occupied
Total	**1,448**	**134.52**	

Price

£395,000 +VAT

EPC

79

Business Rates

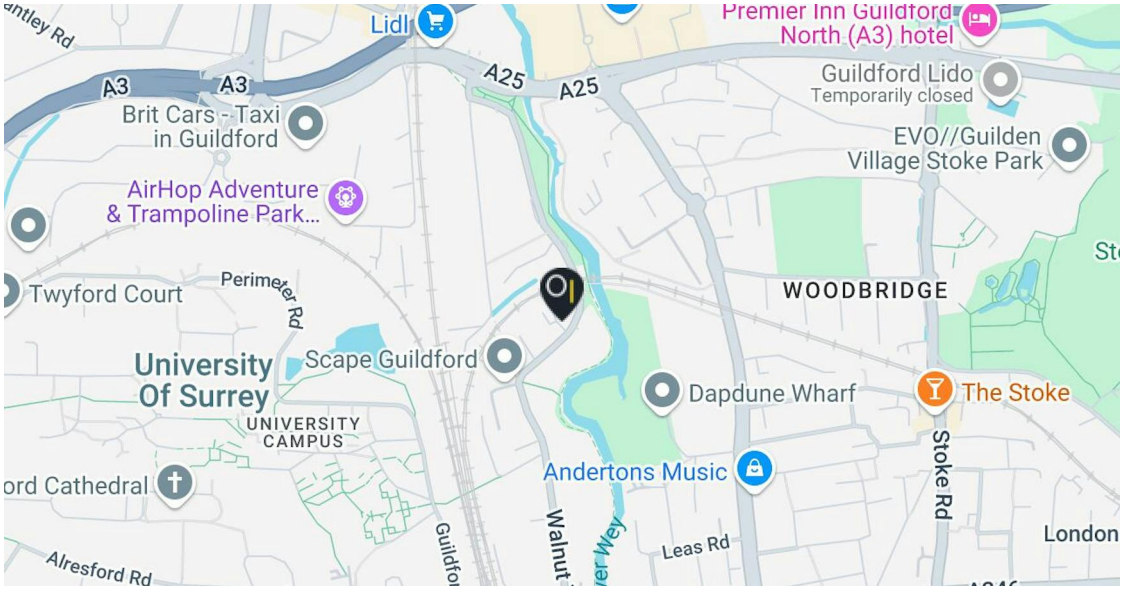
Ground Flr rateable value - £13,750
1st Flr rateable value - £12,250
Parking Spaces 1 & 2 rateable value - £1,000
Parking Spaces 3 - 5 ratable value - £1,500

Tenure

The property is available freehold, subject to the existing tenancies, which produce a combined rental income of £31,000 per annum. Vacant possession of the entire building can be obtained by 31 April 2027, if required.

Legal costs

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







Contact

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