



The Riverside Business Centre, Walnut Tree Close, Guildford GU1 4UG

TO LET

Warehouse units to let on short term
leases - ECONOMIC TERMS

5,886 - 14,728 Sq Ft
(547 - 1,368 Sq M)

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DESCRIPTION

Comprising a number of warehouse/industrial units which are available to let on new short term leases. The units are available on economic terms.

- ✓ 6m to eaves approx.
- ✓ Each unit with variable amounts of office space
- ✓ WC and kitchen facilities
- ✓ On site parking
- ✓ Walking distance to Guildford railway station and town
- ✓ Loading door access

LOCATION

The Riverside Business Centre is located on Walnut Tree Close in Guildford. Guildford railway station is within walking distance with frequent services to London Waterloo (approx. 35 minutes) and to Reading, Gatwick and the south coast.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 3	5,886	547
Unit 5	6,013	559
Total	14,728	1,368

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.

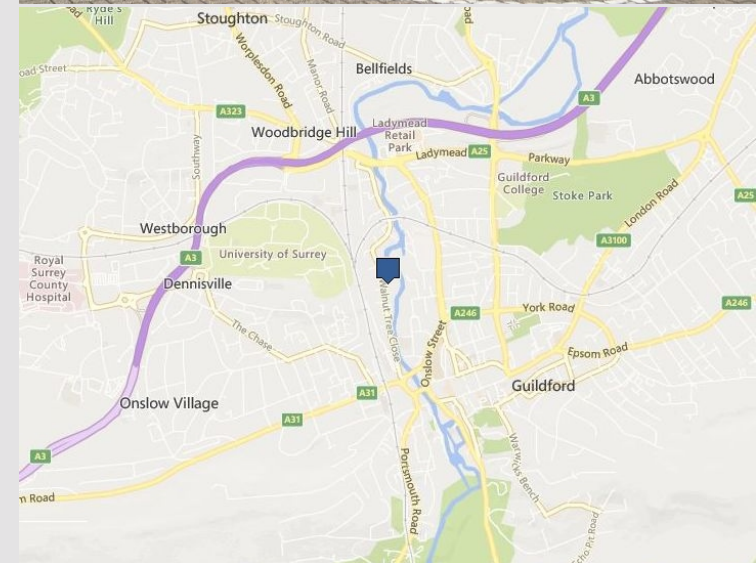
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The units are available on new leases (excluded from the Security of Tenure provisions of the Landlord & Tenant Act) for a term to August 2022. Rent £8.50 per sq. ft. pa exclusive.

EPC Please refer to the agents for copies of the EPC's.



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