



Owen  
Isherwood  
CHARTERED SURVEYORS

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

**TO LET | 667 TO 1,349 SQ FT (61.97 TO 125.33 SQ M)**



## Ground and First Floor Office Space

- 5 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 benefits from ground and first floor accommodation which can be let together and separately. 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 5 parking spaces.

## Accommodation

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

## Rates & Charges

Rateable value: £25,500  
Rates payable: £12,724.50 per annum

## EPC

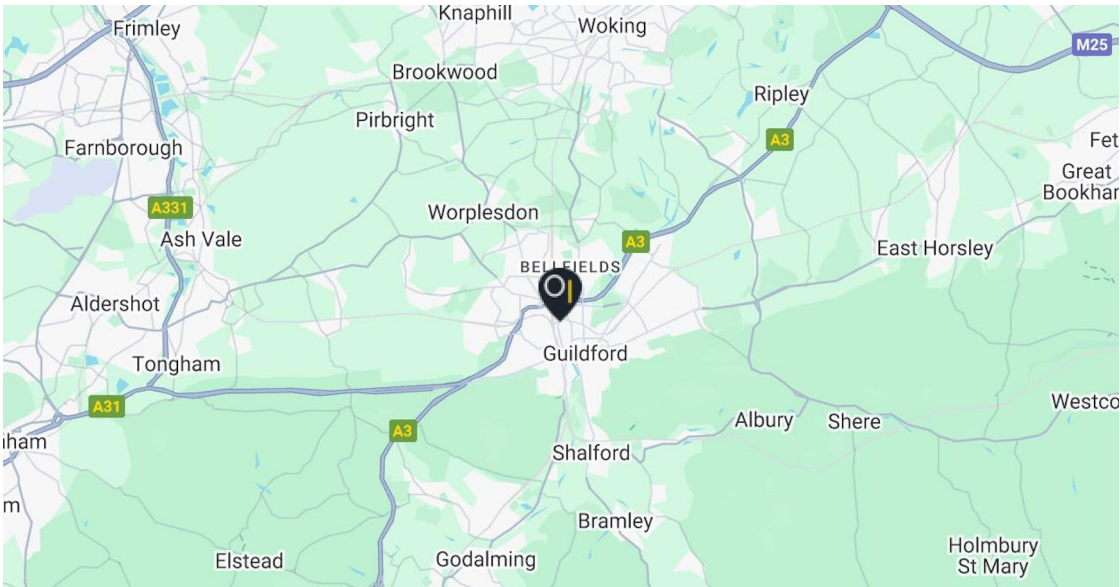
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## Price

Whole property - £27,300pa  
Ground Floor - £14,700pa  
First Floor - £14,000pa

## Legal costs

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



## Contact

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