



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Self Contained Office Building  
1,852 sq. ft. ( 172 sq. m)

7 Riverview Business Park, Walnut Tree Close, Guildford, Surrey GU1 4UX





- Self Contained Office Building
- High Specification
- Air Conditioned
- Raised Access Floor
- Kitchen & Shower Facilities
- 10 Car Spaces

## LOCATION

Riverview Business Park is located in Walnut Tree Close, about 10 minutes from Guildford mainline railway station, the town centre and its attendant amenities. Guildford benefits from excellent rail links to London Waterloo (only 35 minutes away) and the South West. 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

Riverview Business Park comprises an established office park of mainly two storey buildings. 7 Riverview comprises one of those self-contained buildings and is arranged on ground and first floors. Both floors are currently arranged mainly in open plan although a meeting room has been created on each floor. In addition, kitchen facilities are located on each floor and a shower has been installed on the ground floor.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
1 <sup>st</sup> Floor	973	90.39
Ground Floor	879	81.61
<b>Total</b>	<b>1,852</b>	<b>172</b>

## TERMS

A new full repairing and insuring lease is available for a term by arrangement. Consideration may be given to letting on a floor-by-floor basis.

## RENT

£46,000 per annum exclusive. There is a small estate charge payable.

## RATES

Rateable Value: £32,000  
Rates Payable (20/21): £15,968 approx

## EPC

C - 75

## LEGAL COSTS

Each party to bear their own legal costs.



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.

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