



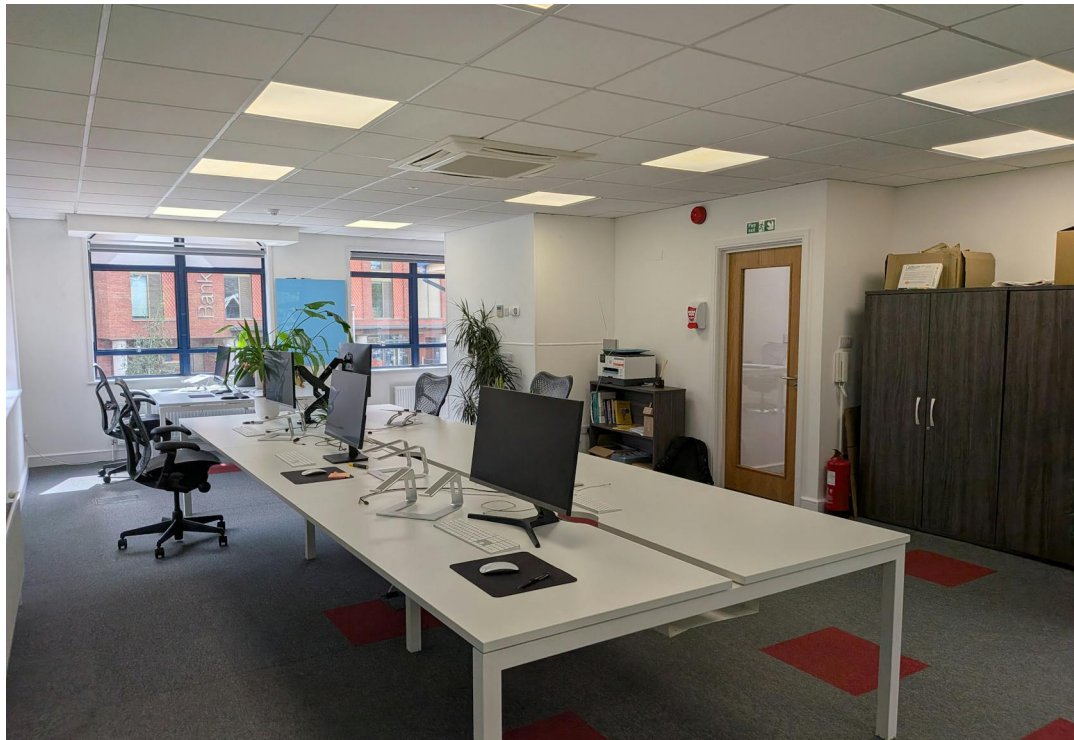
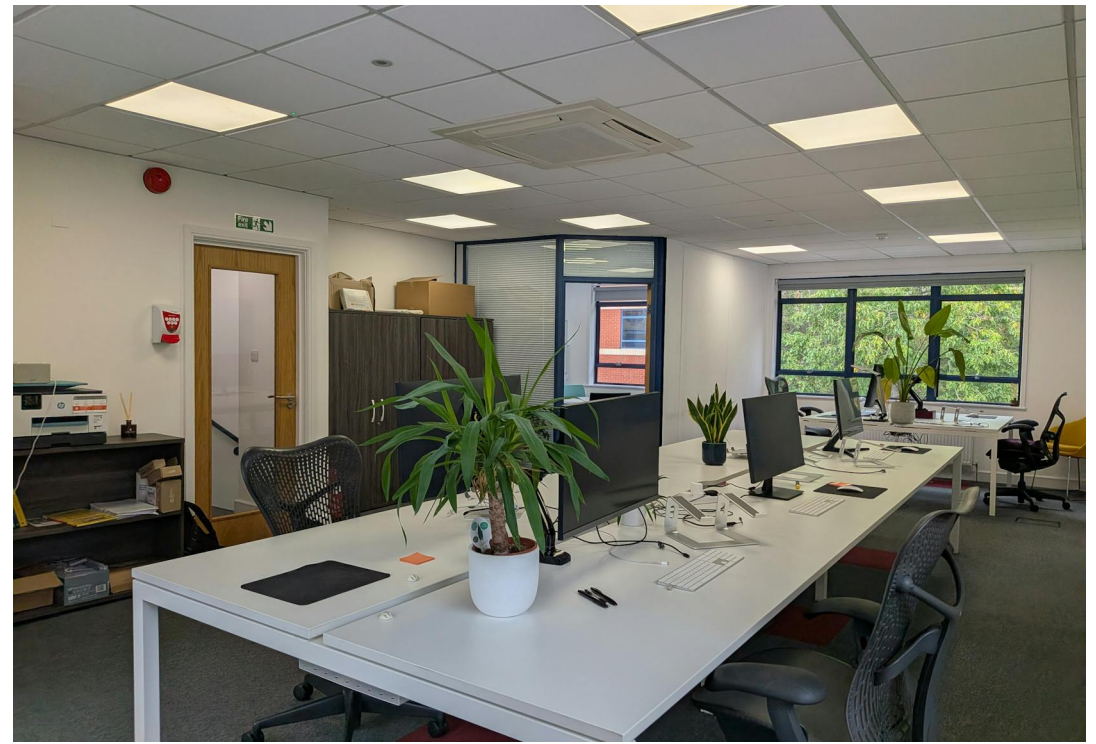
Owen
Isherwood
CHARTERED SURVEYORS

Unit 6, Riverview Business Park, Walnut Tree Close, Guildford, GU1 4UX
TO LET / FOR SALE | 654 TO 1,329 SQ FT (60.76 TO 123.47 SQ M)

Self contained office unit near Guildford town centre.

- Self contained modern unit arranged over two floors.
- Excellent transport links.
- Flexible layout with private ground floor offices and open plan first floor.
- Includes 5 designated parking spaces.
- Kitchen facilities and breakout area.
- Close to Guildford town centre retail options, boutiques and leisure amenities.
- Fully fitted with air conditioning, carpeted floors, suspended ceilings and gas central heating.





Location

The premises are situated close to the River Wey on a well-established office park, just half a mile from Guildford Town Centre. Guildford mainline railway station is within walking distance and provides a regular direct services to London Waterloo in approximately 30 minutes. Road connections are also excellent with the A3 (London to Portsmouth) accessible within half a mile southbound and one mile northbound, while Junction 10 of the M25 is just 7 miles away.

Description

The premises comprise a self-contained office building arranged over two floors, part of an established office courtyard. Internally, the ground floor provides four individual offices and a well-appointed kitchen/break out zone whilst the first floor is broadly open plan together with a kitchen and WC. The premises benefit from raised and carpeted floors, gas fired central heating via wall mounted radiators, suspended ceilings and recessed lighting, a small kitchenette, air-conditioning and window blinds. There are ample power points provided throughout whilst to the outside there is designated car parking for 5 cars and semi-landscaped grounds.

Accommodation

Name	sq ft	sq m	Availability
Ground	654	60.76	Available
1st	675	62.71	Available
Total	1,329	123.47	

Rent

£21 per sq ft

Price

£375,000

Rates & Charges

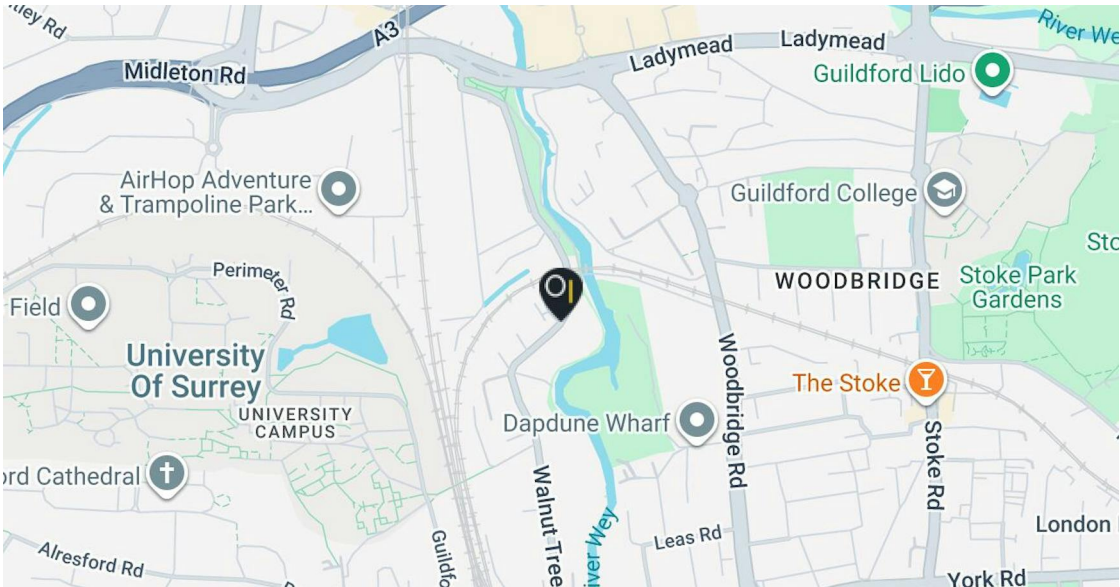
Rateable value: £29,750

EPC

D (76)

Legal costs

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



Contact

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