



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
<b>Total</b>	<b>1,448</b>	<b>134.52</b>	

## Price

£425,000 +VAT

## EPC

79

## Business Rates

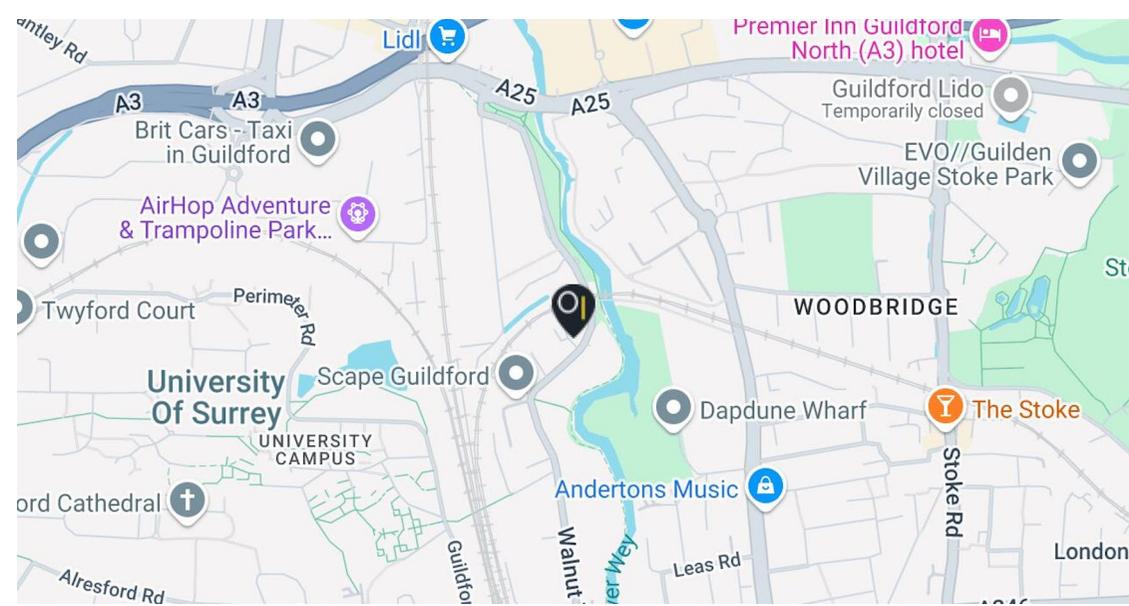
Ground Flr rateable value - £13,750, Rates payable - £5,940.  
1st Flr rateable value - £12,250, Rates payable - £5,292.  
Parking Spaces 1 & 2 rateable value - £1,000, Rates payable - £432.  
Parking Spaces 3 - 5 rateable value - £1,500, Rates payable - £648

## 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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