

Riverside Business Centre

Walnut Tree Close, Guildford, GU1 4UG



TO LET

**Industrial Space with Adjoining IOS /
Parking in the Heart of Guildford –
0.5 Miles from Station & Town Centre
3,659 – 6,810 sq ft**

Description

The Riverside Business Centre has unrivaled connectivity within Guildford, being less than 0.5 miles from the town centre.

The estate is located 0.4 miles from Guildford train station, providing fast rail services to London Waterloo in approximately 35 minutes. Road access is via Walnut Tree Close, which links to the A3, and is situated around 9 miles from Junction 10 of the M25, providing access to the wider Southeast motorway network.



The estate comprises 8 modern industrial warehouse units of steel frame and brick construction. The adjoining yard comprises around 17,500 sq ft / 0.40 acres of IOS / parking space which is also available for lease.



Accommodation

Unit	Sq Ft	Sq M
1a	6,810	632.67
1b	6,577	611.02
2	3,659	339.93
7	6,260	581.57
Total	23,306	2,165.20

Yard/IOS/Parking 17,500 sq ft 0.40 acres





UNIT 2



UNIT 1A



UNIT 7



UNIT 7

Location

Postcode: GU1 4UG



From Guildford Station	Mins
London Waterloo	35 min
London Paddington	1hr 8 min
London Euston	1hr 7 min
London Bridge	56 min



Key road networks	Miles	Mins
M25 (J10)	10.2	14 mins
A3 (Guildford access)	1.2	6 mins
M3 (J4, Farnborough)	14.6	22 mins
M4 (J10, Reading)	20.4	29 mins
M40 (J1A, Beaconsfield)	28.1	38 mins
M1 (J6, Watford)	42.2	50 mins



Airport Drive Times	Miles	Mins
London Luton Airport	54.8	1hr 8 min
London Heathrow Airport	24.2	35 min
London Stansted Airport	83.7	1hr 37 min
London Gatwick Airport	33.9	40 min

Riverside Business Centre

EPC

Unit 1A	C(74)
Unit 1B	D(86)
Unit 2	D(98)
Unit 7	D(92)

Rent

Rent on application.

Tenure

New FRI leases available, terms to be agreed,
3 yrs term certain.

Business Rates

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

Legal Costs

Each party to be responsible for their own
legal costs incurred in any transaction.



Viewings

For further information or to arrange a viewing please contact the joint agents:

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