





## Town Centre Industrial Unit

- Walking Distance to Guildford Railway Station
- Three Phase Power Supply
- Roller Shutter Door
- Heating and Lighting to Warehouse
- Eaves Height 6m Approx
- Multiple Parking Spaces Available





## Location

Unit 7 is located within Riverside Business Centre on Walnut Tree Close, a well-established commercial area in the heart of Guildford. The property benefits from excellent access to the town centre, and the A3, providing strong connectivity to London and the South East. Guildford Station is served by regular rail services to London Waterloo with a fast journey time of approximately 37 minutes

## Description

Modern industrial unit with a full-height loading door, generous forecourt parking, and high-quality office accommodation across ground and first floors. The unit features a full-height roller shutter door, approx 6m eaves height, three-phase power, and heating and lighting to the warehouse.

## Accommodation

Name	sq ft	sq m	Availability
Building	6,260	581.57	Available
Total	6,260	581.57	

## Rent

£13.50 per sq ft

## Rates & Charges

Rateable value: £54,000  
Rates payable: £29,484 per annum

## EPC

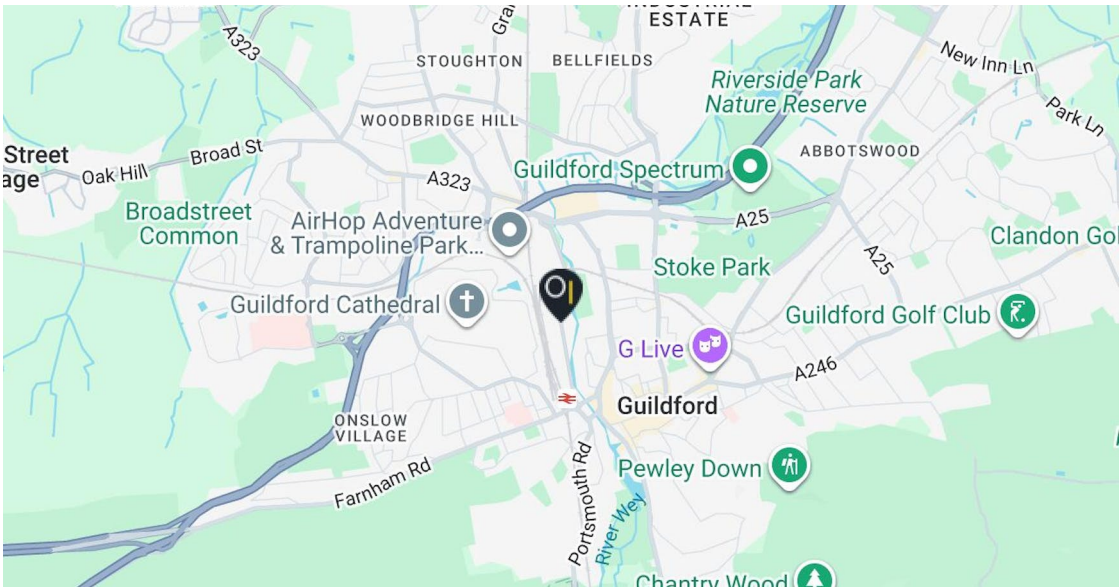
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## Lease

The unit is available on a short-term lease of 2–3 years, with a rolling agreement thereafter, subject to 6 months' notice.

## Legal costs

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



## Contact

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