



1 Bishops Wharf, Walnut Tree Close, Guildford GU1 4UP

TO LET

Exceptional quality office suite with
parking

2,075 Sq Ft
(193 Sq M)

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DESCRIPTION

Bishops Wharf combines high quality design with a unique location, opposite Guildford train station, overlooking the River Wey and within walking distance of the town centre with its wide range of amenities. The 2nd floor south suite is available on a new lease direct from the landlord.

- ✓ VRF air conditioning
- ✓ Fitted office space
- ✓ 2 car parking spaces
- ✓ Basement showers and disabled wet room
- ✓ External courtyard and terraces overlooking the river
- ✓ Access control system

LOCATION

Bishops Wharf is situated in the town centre overlooking the River Wey and immediately opposite Guildford's train station. Guildford benefits from excellent rail links with frequent services to London Waterloo with a fastest journey time of 36 minutes. There is also a regular service linking Guildford to Gatwick Airport and Reading.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
2nd floor - South	2,075	193
Total	2,075	193

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

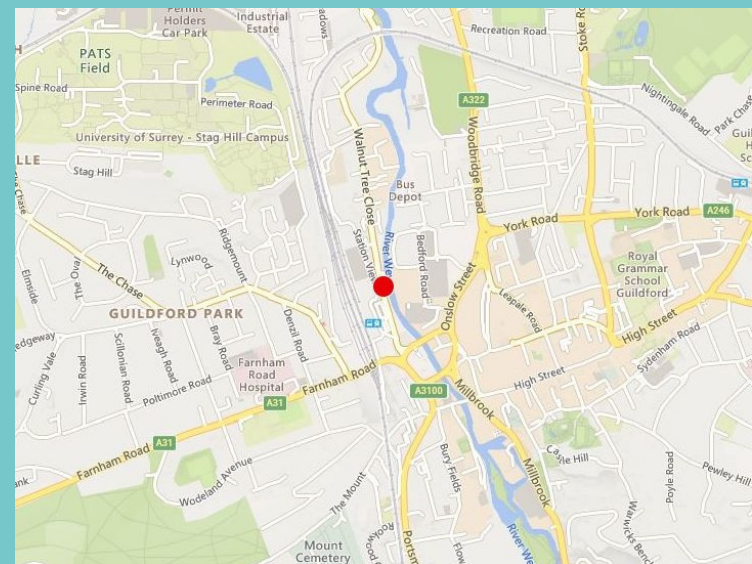
Rateable value (2023) £61,500

Rates payable (2025/26) £34,132.50 based on multiplier of 55.5p in the £

TERMS

Available on a new effectively FRI lease, by way of a service charge, for a term to be agreed.

EPC EPC B (36)



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VIEWING & FURTHER INFORMATION

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