



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

TO LET

Exceptional quality fully fitted office
space

2,089 Sq Ft
(194 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 part 1st floor is available and is fitted to a high standard.

- ✓ VRF air conditioning
- ✓ Fitted offices with furniture
- ✓ Raised floors
- ✓ Basement showers and disabled wet room
- ✓ External courtyard and terraces overlooking the river

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
1st floor - South	2,089	194
Total	2,089	194

LEGAL COSTS

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

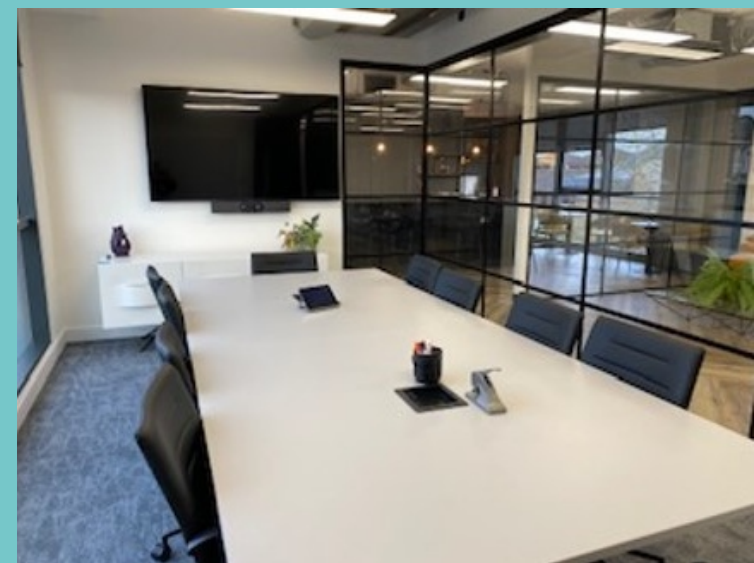
BUSINESS RATES

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

TERMS

1st floor south is available

EPC EPC rating is B-36.



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VIEWING & FURTHER INFORMATION

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