



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

**Small Attractive Office Building**

1450 sq. ft. ( 134.71 sq. m)

Currently let with short term income. Potentially of interest to owner occupiers and investors.

3 Riverview Business Park, Walnut Tree Close, Guildford, Surrey GU1 4UX



- Attractive Office Floor
- High Specification
- Air Conditioned
- Raised Access Floor
- Newly Carpeted
- Kitchen Facilities
- 6 Car Spaces

## LOCATION

Riverview Business Park is located in Walnut Tree Close, about 10 minutes walk from Guildford mainline railway station, the town centre and its attendant amenities.

Guildford benefits from excellent rail links to London Waterloo (only 35 minutes away) and the Southwest. Road communications are also excellent with the A3 providing easy access to the M25 and hence Gatwick and Heathrow airports and the national motorway network.

## DESCRIPTION

Riverview Business Park comprises an established office park of mainly two storey buildings. The available building comprises Unit 3 and is currently let short term to two tenants, one on the first floor and one on the second floor. Each floor is arranged mainly in open plan, but there is some partitioning here meeting rooms have been created.

## ACCOMMODATION

The building has the following net floor area:-

|              |                     |                     |
|--------------|---------------------|---------------------|
| First Floor  | 779 sq. ft          | 72.37 sq. m         |
| Second Floor | 669 sq. ft          | 62.15 sq. m         |
| <b>Total</b> | <b>1,448 sq. ft</b> | <b>134.52 sq. m</b> |

## TERMS

The building is for sale freehold, subject to and with the benefit of the current tenancies. Vacant possession of the entire building can be obtained by 31<sup>st</sup> April 2027, if required.

Both tenancies currently provide a combined income of £31,000 per annum.

## Price

£425,000 VAT is chargeable on the sale price.

## LEGAL COSTS

Each party to bear their own legal costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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