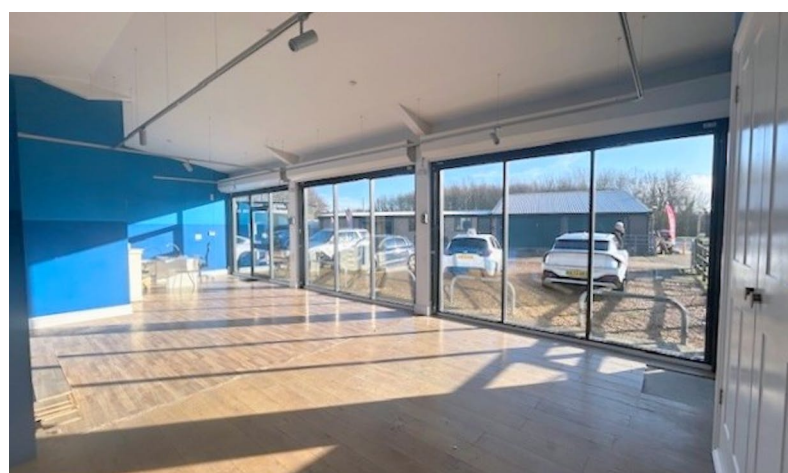




Great unit



## Unit 7, Riverview Business Park, Guildford, GU4 7PL

On this popular busy estate a Class E modern detached unit with good parking suited to a variety of uses.

Available Size	1,000 sq ft / 92.90 sq m
Rent	£28,500 per annum subject to contract
Business Rates	Upon Enquiry
EPC Rating	C (55)

### KEY POINTS

- Modern unit
- Main road location
- New lease
- Popular estate
- Good parking

## Description

Rarely available on this busy estate is this Class E modern detached unit. The business park is situated on a highly prominent/visible main road with a vibrant mix of occupiers which include amongst others Cannon Coffee Roasters, EeezE Mobility Hire, G Force Tyres and the popular Clay Lane Valeting company.

The business park comprises smart modern industrial style units, used for a variety of business retail and industrial purposes. Unit 7 has a full glazed 11.8m wide fascia, with roller shutters, a w/c and a kitchen point, wrack lighting, a side door, main door, 3 phase power supply and great on site parking. Eaves height of approx 2.7m and height to the ridge of circa 3.85m.

## Location

What a great location - next to Jacobs Well on the edge of the A3 Ripley By Pass north of Guildford on the busy Clay Lane at this well established recognised and popular commercial site with easy access.

## Accommodation

The accommodation comprises the following approximate area for guidance only:

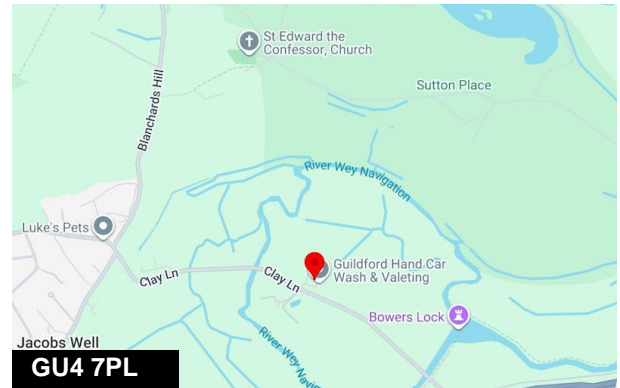
Name	sq ft	sq m	Availability
Ground - Modern unit	1,000	92.90	Available
<b>Total</b>	<b>1,000</b>	<b>92.90</b>	

## Viewings

By prior appointment, just call or send an email request to arrange.

## Terms

Available on a new lease at a quoting rent of £28,500 per annum exclusive, subject to contract.



## Viewing & Further Information

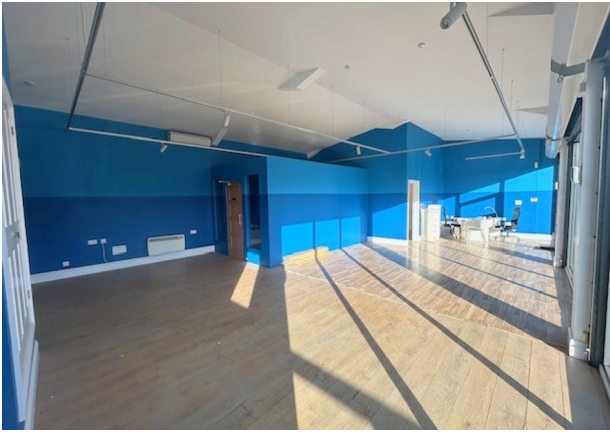
**Christopher Thomas**

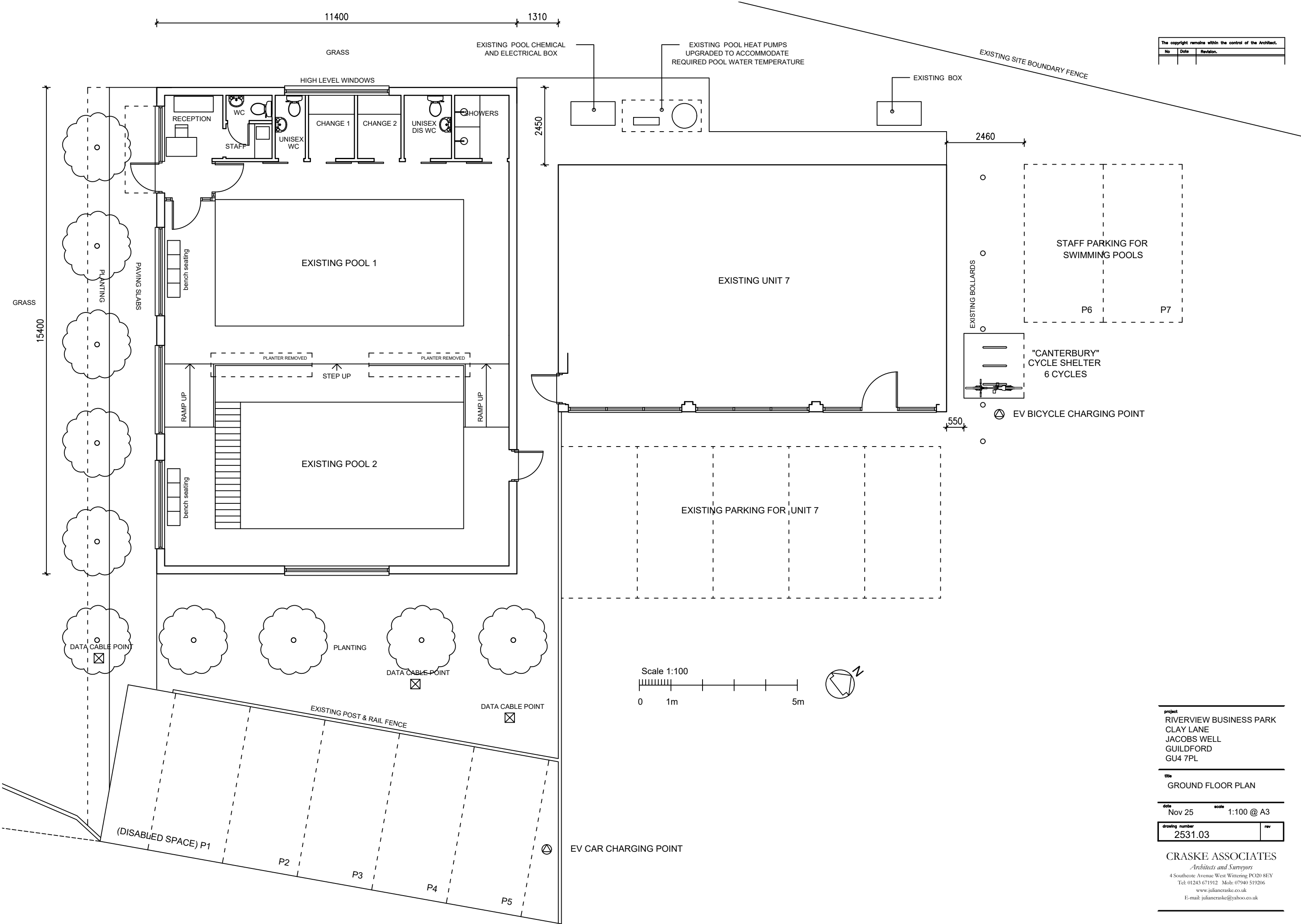
01753 839390 | 07770 768342

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project  
RIVERVIEW BUSINESS PARK  
CLAY LANE  
JACOBS WELL  
GUILDFORD  
GU4 7PL

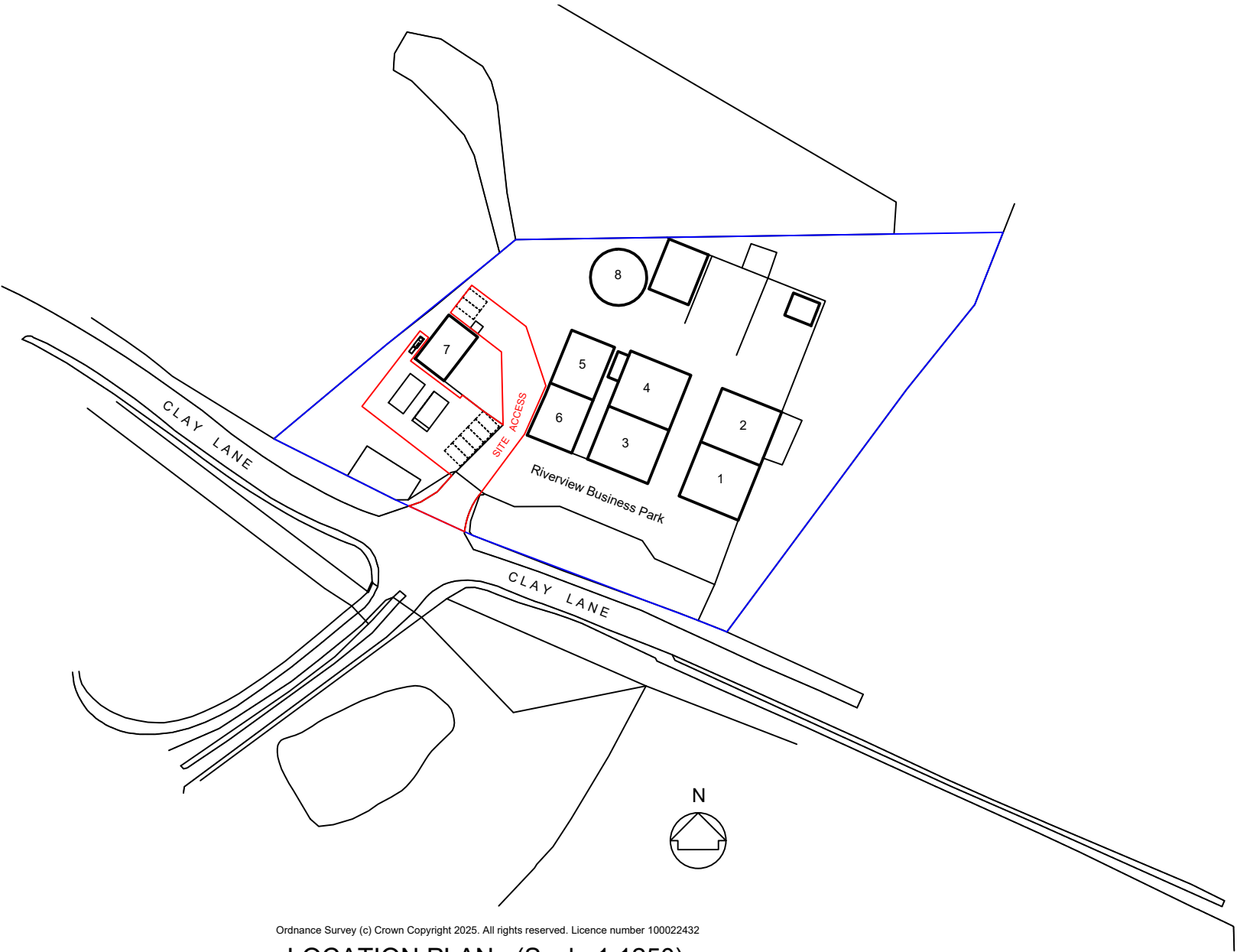
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GROUND FLOOR PLAN

date Nov 25 scale 1:100 @ A3

drawing number	rev
2531.03	

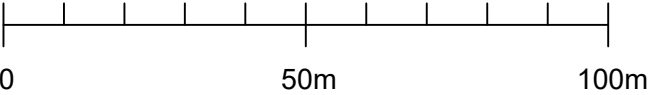
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LOCATION PLAN (Scale 1:1250)



project  
RIVERVIEW BUSINESS PARK  
CLAY LANE  
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title  
LOCATION PLAN

date Nov 25 scale 1:1250 @ A3

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