



Owen
Isherwood
CHARTERED SURVEYORS

175 Walnut Tree Close, Guildford, GU1 4TX

TO LET | 2,217 SQ FT (205.97 SQ M)

Class E - Light Industrial Unit

Light industrial unit in central Guildford.

- Central Guildford location
- Flexible Class E use
- Walking distance from Guildford Station (0.4 miles/9 min walk)
- High internal ceilings
- Large doors/shutters to the front for access
- Three phase power
- 5 parking spaces available on site



Location

Walnut Tree Close runs through central Guildford, connecting the mainline station to the A3 through the town centre. The immediate area has a number of light industrial units with a variety of users including warehouse, light industrial, leisure and office use. A number of residential and student premises are also in the nearby area adding to local footfall.

Description

A light industrial unit in central Guildford within walking distance of the mainline train station. The unit benefits from high internal ceilings, large entrance and forecourt area; making this an attractive proposition for a number of potential commercial uses under Class "E". The unit faces on to the road with a large frontage, being ideal for passing trade.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,217	205.97	Available
Total	2,217	205.97	

Terms

New Lease

Rent

£37,000 per annum

Rates & Charges

Rateable value: £22500

The building was recently vacated, as such it benefits from empty rates relief for six months.

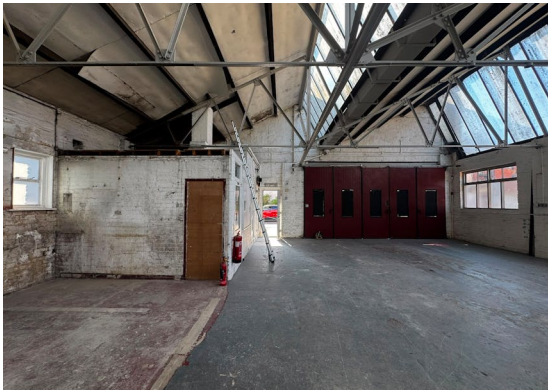
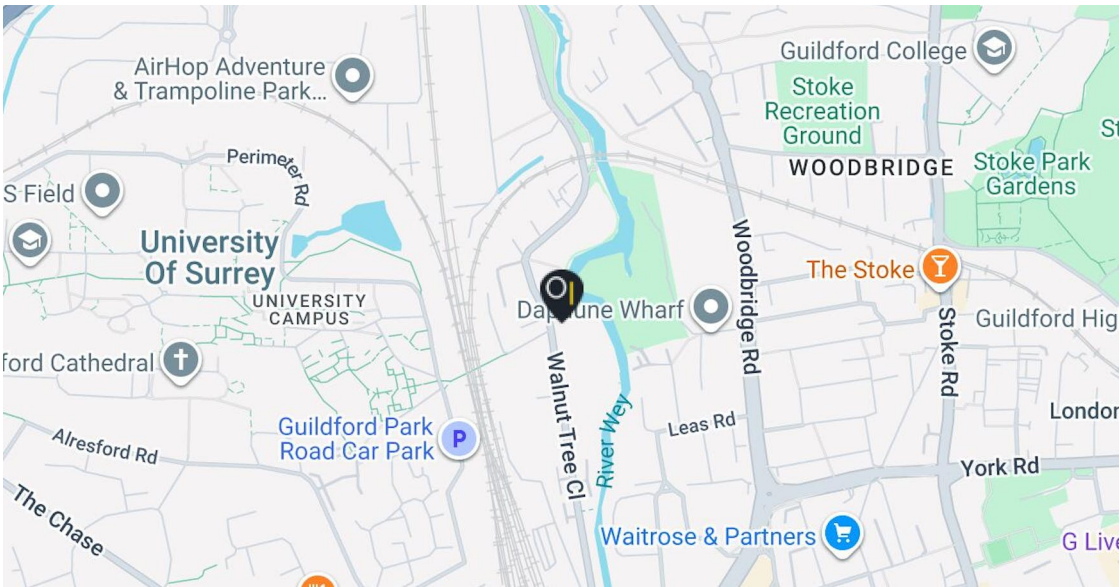
EPC

E108 - (previous rating)

Joint works between the owner and tenant will need to be completed as part of the general fit out, to improve the rating and to future proof the building.

Legal costs

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



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