Owen Isherwood
CHARTERED SURVEYORS

# Unit 1, Riverview Business Park, Walnut Tree Close, Guildford, GU1 4UX

**TO LET | 682 SQ FT** (63.36 SQ M)

## First Floor Office Space

- 3 Parking Spaces
- Close proximity to Guildford Train Station
- WC/Kitchenette Facilities
- Carpeted Flooring
- LED Light Panels
- Floor Box Power Points

## Location

Riverview Business Park is located in Walnut Tree Close, about 10 minutes' walk from Guildford mainline railway station, the town center, and its attendant amenities. The business park also benefits from proximity to the River Wey and National Trust facilities.

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

The subject space consists of a modern first floor accommodation. Each floor has W/C and kitchenette facilities, carpeted floors, LED light panels via a suspended ceiling, floor box power points, gas heating and ample ceiling height in excess of 2.6 meters accommodating a variety of uses. The office space also benefit from 3 parking spaces.

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 667 | 61.97 | Let |
| 1st | 682 | 63.36 | Available |
| **Total** | **1,349** | **125.33** | |

## Terms

New Lease

## Rent

£14,000 per annum

## Rates & Charges

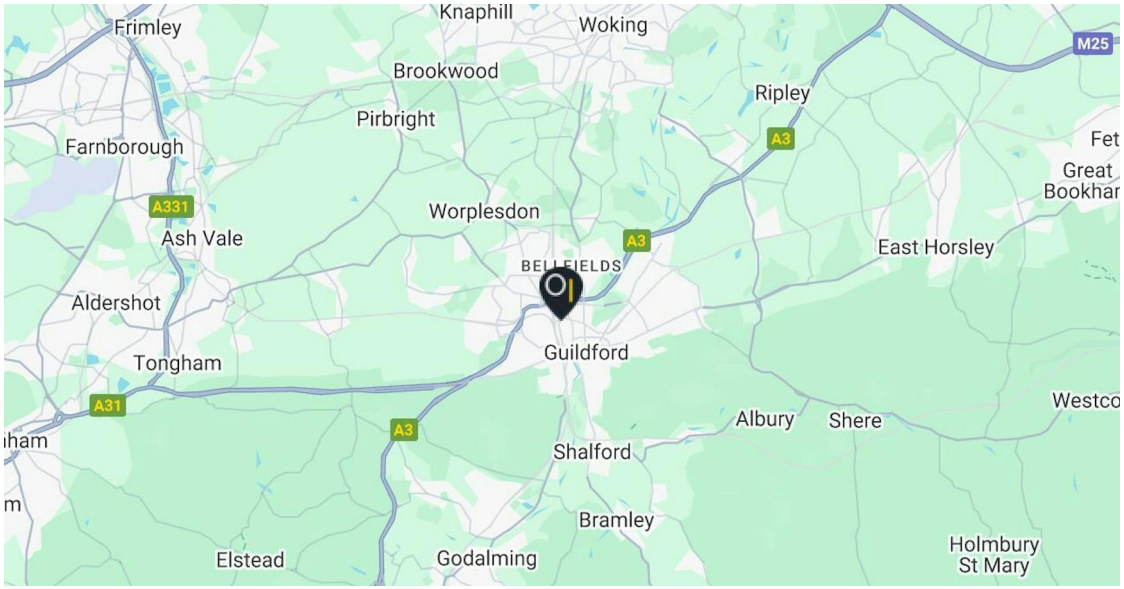
Rateable value: £27,000

## EPC

C (60)

## Legal costs

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



## Contact

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