

Owen Isherwood
CHARTERED SURVEYORS

Unit 1A, The Riverside Business Centre, Guildford, GU1 4UG

TO LET | 6,810 SQ FT (632.67 SQ M)

Town Centre Industrial Unit

- Three Phrase Power Supply
- 2x Roller Shutter Doors – 4.9m Height
- Good Eaves Height
- Strip Halogen Lighting
- WC / Disabled WC
- Apex - 8 Meters
- Multiple Car Parking Spaces
- Available from Mid-February 2026



Location

Riverside Business Centre is situated on Walnut Tree Close, within walking distance of Guildford town centre and Guildford mainline station, which provides fast services to London Waterloo in approximately 37 minutes. The estate benefits from excellent access to the A3, connecting to the M25, London, and Portsmouth. Heathrow Airport (21 miles) and Gatwick Airport (25 miles) are both easily accessible.

Description

The premises comprise an industrial unit located within Riverside Business Centre in Guildford. The unit provides versatile space, featuring two roller shutter doors, three-phase power supply, good eaves height, and strip halogen lighting throughout. Additionally the unit includes a WC and disabled WC, and multiple allocated parking spaces. The property offers an excellent opportunity for occupiers seeking industrial accommodation in central Guildford.

Accommodation

Name	sq ft	sq m	Availability
Building	6,810	632.67	Available
Total	**6,810**	**632.67**	

Terms

New Lease

Rent

£102,150 per annum

Rates & Charges

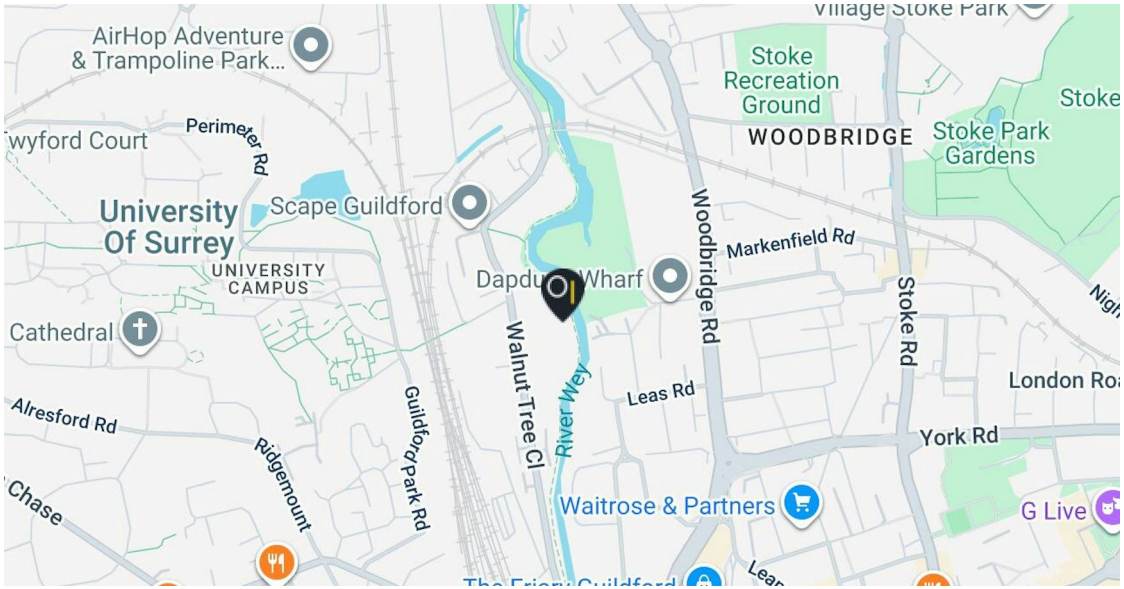
Rateable value: £72,000
Rates payable: £34,560 per annum

EPC

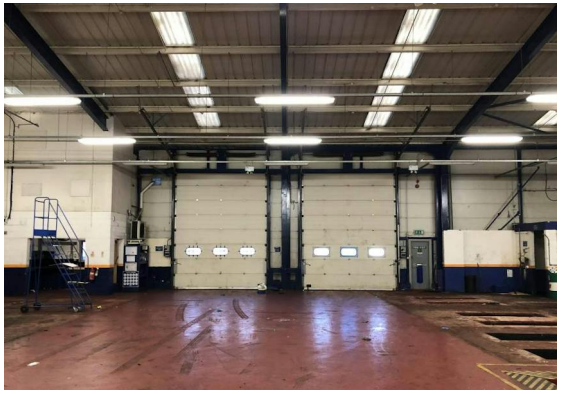
C (74)

Legal costs

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







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