Owen Isherwood
CHARTERED SURVEYORS

Unit 2, The Riverside Business Centre, Guildford, GU1 4UG

TO LET | 3,659 SQ FT (339.93 SQ M)

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 three-phase power supply, good eaves height, and strip halogen lighting throughout. There are multiple allocated parking spaces with the unit. The property offers an excellent opportunity for occupiers seeking modern industrial accommodation in central Guildford.

Accommodation

Name	sq ft	sq m	Availability
Building	3,659	339.93	Available
Total	**3,659**	**339.93**	

Terms

New Lease

Rent

£54,885 per annum

Rates & Charges

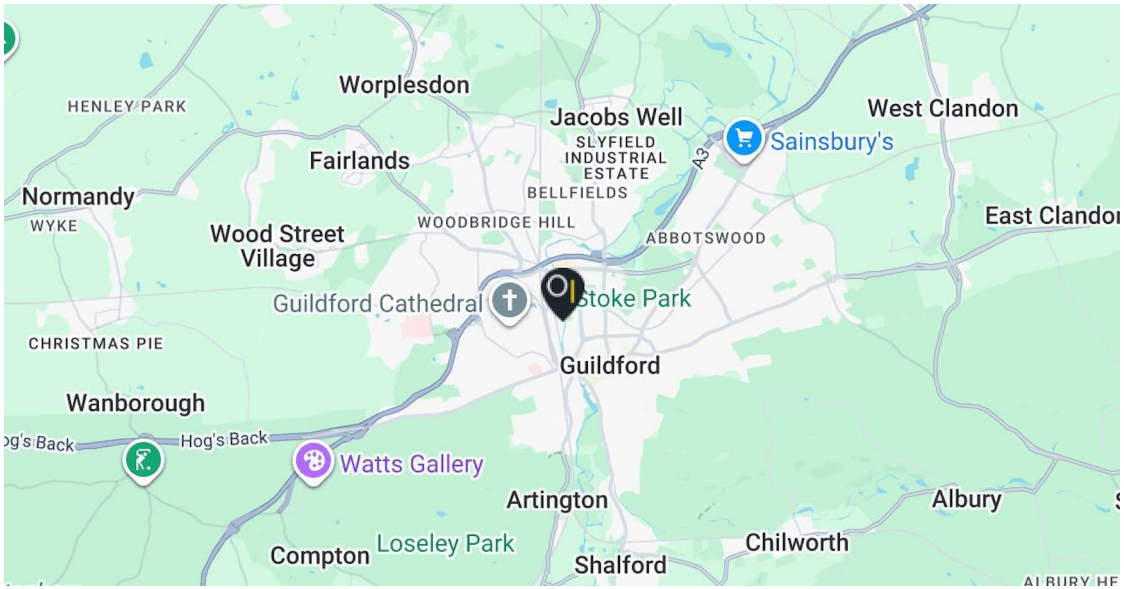
Rateable value: £38,750
Rates payable: £16,740 per annum

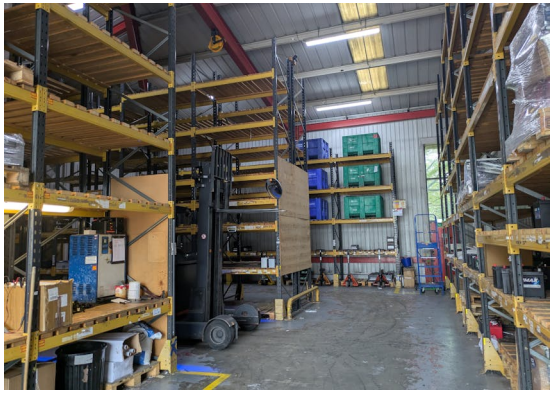
EPC

D (98)

Legal costs

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





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