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**TO LET**

**OFFICE – 3,428 SQ FT (318.46 SQ M)**

**4 The Billings, Walnut Tree Close, Guildford, Surrey, GU1 4UL**

## DESCRIPTION

This prominent unit, opposite Guildford mainline railway station, provides a self-contained, refurbished accommodation with office space arranged over 1st & 2nd floors and views of the River Wey to the rear. Refurb works include a new roof & internally the space is open plan with air conditioning, suspended ceiling, new recessed LED lighting, complete redecoration, new carpet, kitchenettes to both floors & under floor trunking. Flexible lease term & incentives are available. Contract parking available at additional cost.

## LOCATION

The property occupies a prime position in central Guildford directly opposite the mainline railway station. Guildford itself is an affluent Surrey town benefiting from a wide array of shopping, restaurants and bars as well as excellent transport links by road and rail.

## ACCOMMODATION (NET INTERNAL AREA)

|              | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Basement     | 106          | 9.85          |
| Ground       | 84           | 7.8           |
| 1st Floor    | 2,635        | 244.79        |
| 2nd Floor    | 603          | 56.02         |
| <b>TOTAL</b> | <b>3,428</b> | <b>318.46</b> |

## AMENITIES / OPPORTUNITY

- Character offices - opposite mainline train station
- Contract parking available at additional cost
- Air conditioning & underfloor trunking system
- Suspended ceiling with new recessed LED lighting
- Kitchens on 1st & 2nd floors
- Shower & comms room on lower ground floor
- Passenger lift (serving ground to 1st floors)
- EPC - B (41)

## RENT

£26.50 Per sq ft

## RATES

Rateable Value (2026) - £66,500

Rates Payable - £31,914

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of B.



## VIEWINGS –

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