



**Lambert  
Smith  
Hampton**

**Owen  
Isherwood**  
CHARTERED SURVEYORS

**TO LET**

**OFFICES WITH ANCILLIARY STORAGE**  
6,577 Sq. ft (611.02 Sq m)

**UNIT 1 RIVERSIDE BUSINESS CENTRE, WALNUT TREE CLOSE, GUILDFORD, SURREY GU1 4UG**



## KEY POINTS

- Prominent Offices with ancillary storage
- 13 Parking Spaces
- Attractive Entrance Foyer
- W/C's on Both Floors
- Air-Conditioned

## LOCATION

The town is located 31 miles (50km) southwest of Central London and 6.1 miles (9.7km) south of Woking. Guildford is considered the main business and retail centre in Surrey.

Guildford Station is served by regular rail services to London Waterloo with a fast journey time of approximately 37 minutes

## DESCRIPTION

The premises provide basic office accommodation with ancillary space that can be utilised as storage or additional offices. There is an attractive entrance foyer with kitchenette and w/c's on both floors. The offices benefit from lighting, heating and air-conditioning throughout.

Directly adjacent to this unit there is 6,810 sq. ft. of vacant industrial space that can be let in conjunction with this unit.

Ground Floor	2,682 sq. ft	249.17 sq m
First Floor	3,896 sq. ft	361.95 sq m
Total	6,577 sq. ft	611.02 sq m

## TERMS

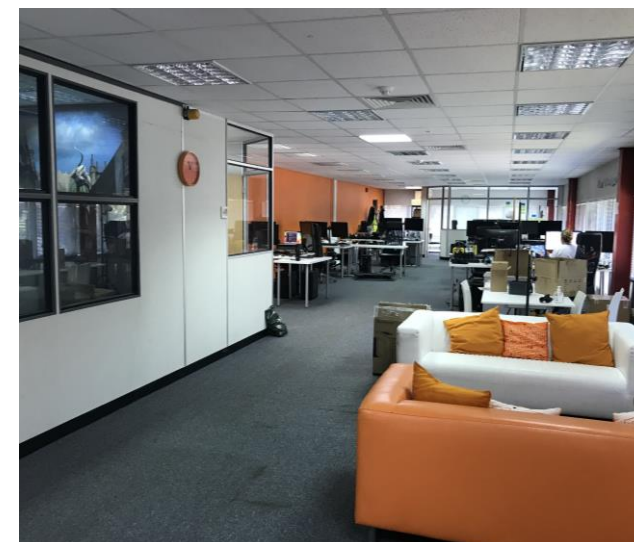
The premises are available by way of a new full repairing and insuring lease on a short-term letting basis only. £70,000 per annum.

## RATES

Rateable Value: £65,500  
Rates Payable: £33,536

## LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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