



Unit 3 Riverside Business Centre, Walnut Tree Close, Guildford GU1 4UG

TO LET

Industrial/warehouse premises with
offices

**5,886 Sq Ft
(547 Sq M)**

DESCRIPTION

The property comprises an industrial/ warehouse unit with integral offices. The property is located within walking distance of Guildford railway station and the town centre. The A3 links with junction 10 of the M25 about 8 miles away.

- ✓ Walking distance Guildford railway station and town
- ✓ Eaves height 6m approx.
- ✓ Loading door
- ✓ Heating and lighting to warehouse
- ✓ Offices with comfort cooling

LOCATION

The Riverside Business Centre is located on Walnut Tree Close in Guildford. Guildford railway station is within walking distance with frequent services to London Waterloo (approx. 35 minutes) and to Reading, Gatwick and the south coast.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - industrial/offices	4,340	403
First - offices	984	91
Mezzanine - offices	562	52
Total	5,886	547

BUSINESS RATES

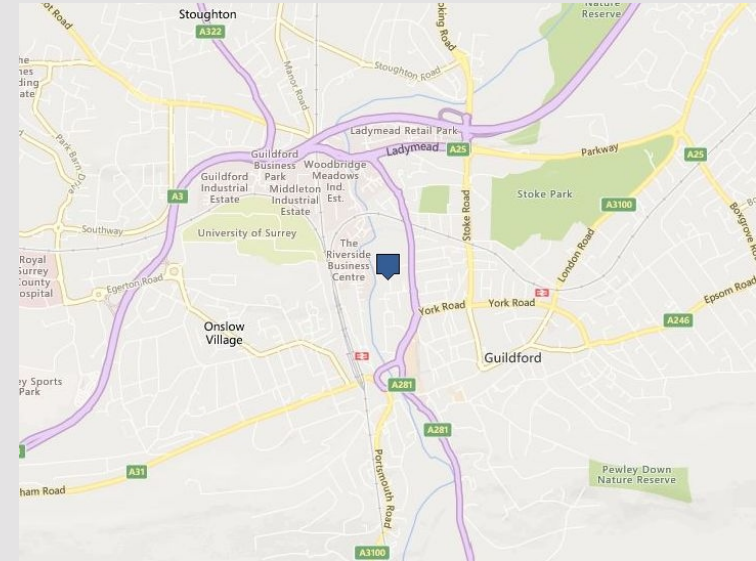
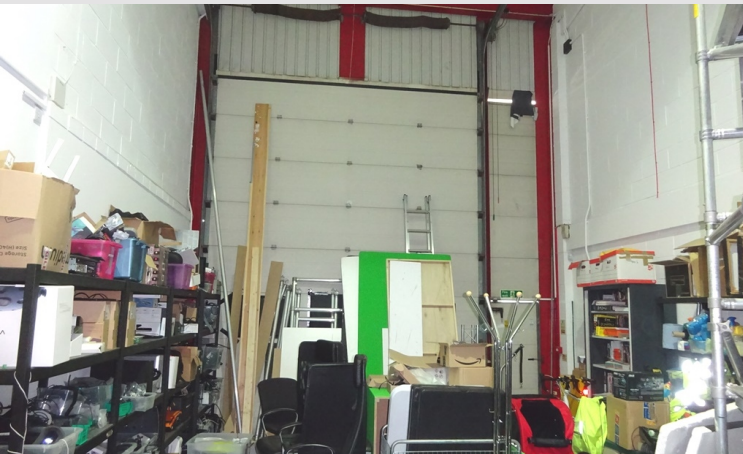
Rateable Value : £35,250

Uniform Business Rates Payable per annum (2019/20) : £0.504

TERMS

The property is available on a new FRI lease on terms to be agreed.

EPC Pending. Please refer to the agents.



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VIEWING & FURTHER INFORMATION

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