



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

TO LET

Industrial/warehouse unit with offices

**5,807 Sq Ft
(539 Sq M)**

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

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
- ✓ Loading door
- ✓ Eaves height 6m approx.
- ✓ Comfort cooled offices with river views
- ✓ Three phase power
- ✓ Heating and lighting to warehouse

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.

The A3 dual carriageway connects Guildford with junction 10 of the M25 (about 9 miles away) and the south coast.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - industrial/offices	4,321	401
First - offices	1,486	138
Total	5,807	539

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

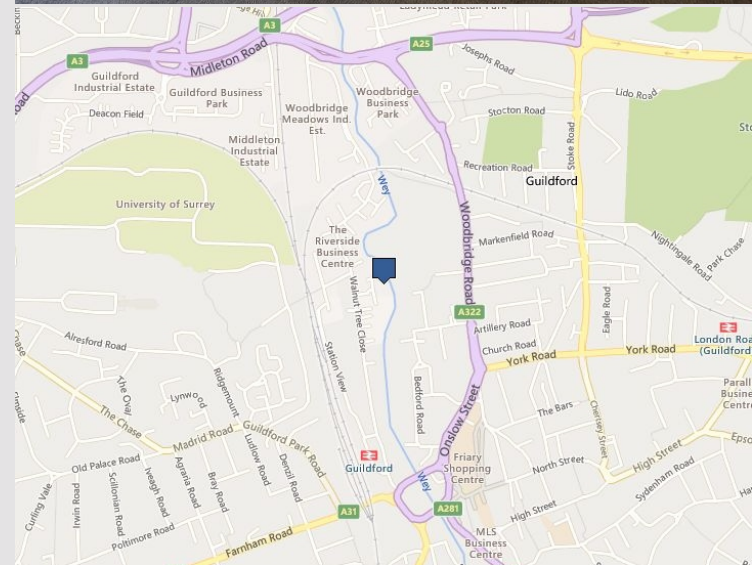
Rateable Value : £42,500

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 Category D (90)



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VIEWING & FURTHER INFORMATION

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