

Guildford Centre



Unit 1a, Riverside Business Centre , Guildford

Walnut Tree Close, Guildford, Surrey, GU1 4UG

Modern Town Centre Industrial Unit

Size	6,810 sq ft (632.67 sq m)
Rent	£85,000 per annum

Key Points

- Modern Warehouse Unit
- Good Eaves Height
- Three Phase Power Supply
- 2 x Roller Shutter Doors - 4.9m Height
- Newly Painted Concrete Floor
- Strip Halogen Lighting
- WC / Disabled WC
- Apex - 8 Meters
- 4 Car Spaces

Location

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

Guildford benefits from good transport links, being situated adjacent to the A3 which provides direct access to both the M25 and London to the north east and Portsmouth to the south west. Guildford Station is served by regular rail services to London Waterloo with a fast journey time of approximately 37 minutes.

Heathrow is situated 21 miles (34km) to the north and Gatwick 25 miles (40km) to the south east.

Description

The premises provide a modern, high quality industrial business accommodation in central Guildford, with a good eaves height comprising 6810 sq.ft (632.7 sq.m).

Accommodation

The gross internal areas of the unit are as follows:-

6810 sq.ft (632.7 sq.m)

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£85,000 pax.

Business Rates

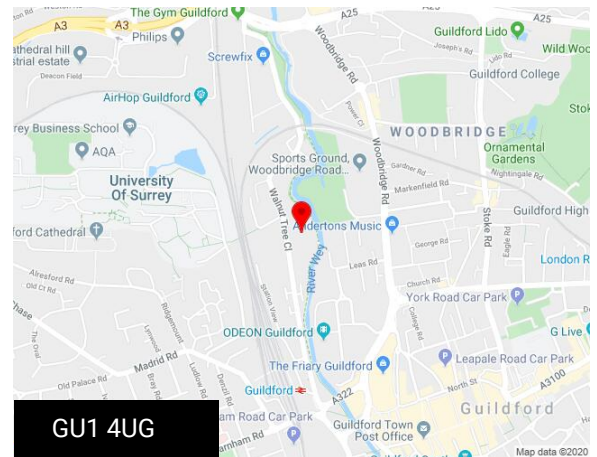
The rateable value is currently £41,750 and thus the rates payable for the entire unit equates to approx £20,499.25.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

EPC Rating

EPC has been commissioned, and will be available within 28 days.



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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