



Unit 5 Riverside Business Centre, Walnut Tree Close, Guildford GU1 4UG

TO LET

Education/Leisure/Offices/Business
Uses subject to planning

**8,842 Sq Ft
(821 Sq M)**

Unit 5 Riverside Business Centre, Walnut Tree Close, Guildford GU1 4UG

DESCRIPTION

The property comprises an established performance school. The Riverside Business Centre 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
- ✓ Fitted with a number of performance studios/classrooms
- ✓ Student canteen/changing facilities
- ✓ Current planning consent for D1 Education use
- ✓ Potential for Leisure/Business uses subject to planing
- ✓ Parking for 15 cars

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
Total	8,842	821

BUSINESS RATES

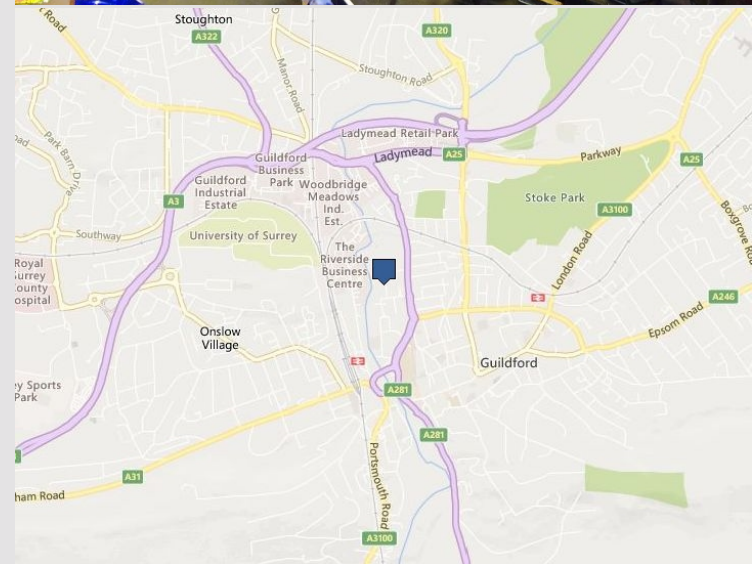
Rateable Value : £44,000

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 E (103).



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