



Lambert
Smith
Hampton

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE INDUSTRIAL UNIT
6,810 Sq. ft (632.67 Sq m)

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

KEY POINTS

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

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

DESCRIPTION

The premises provides a modern, high quality industrial business accommodation in Central Guildford, with good eaves height comprising 6,810 sq. ft (632.7 sq. m).

Directly adjacent to this unit there is 6,500 sq. ft. of vacant office space that can be let in conjunction with this unit.

RENT

£68,000 per annum

TERMS

The premises are available by way of a new full repairing and insuring lease on a short-term letting basis only.

RATES

Rateable Value: £41,750

Rates Payable: £20,499.25

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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