

MODERN OFFICE SUITE
To Let (New Lease)
600 sq ft (56 sq m) Approx.



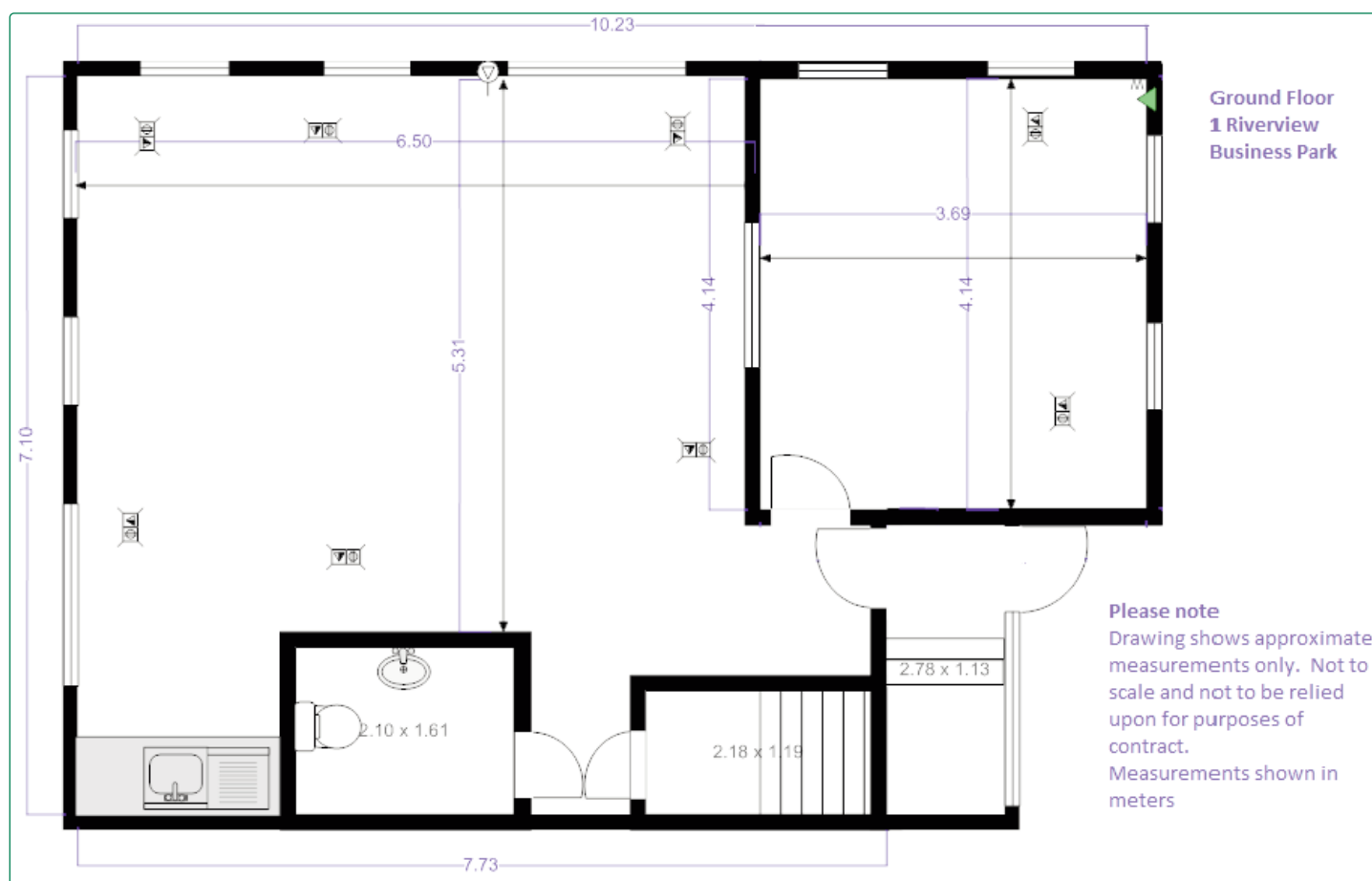
GROUND FLOOR • UNIT 1 • RIVERVIEW • WALNUT TREE CLOSE
GUILDFORD • SURREY • GU1 4UX

LOCATION: The premises are situated close to The River Wey on this well-established office park located approximately ½ mile from Guildford Town Centre which provides an assortment of Shops and Amenities. Guildford main-line Railway Station is within walking distance and provides a regular service to London (Waterloo) in approximately 30 x minutes whilst there is excellent access to the A3 (London to Portsmouth Road) with access Northbound and Southbound approximately ¾ mile distant.

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DESCRIPTION:

The premises comprise the ground floor of Unit 1 Riverview which is an attractive courtyard development of self-contained offices, each with designated car parking. The subject suite is arranged to provide well appointed, broadly open plan office with separate meeting room, WC and Kitchenette facilities. There is on-site car parking for 3 x cars.



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- ACCOMMODATION:** (All areas are net and approx.)
Ground Floor Suite 600 sq ft sq ft (56 sq m) approx.
- AMENITIES:**
- On-site parking for 3 x cars
 - Window blinds
 - Gas-fired central heating
 - Suspended ceilings with recessed LED lighting
 - Kitchenette
 - WC facilities
- TERMS:** The premises are available by way of a **new lease** for a period to be agreed.
- RENT:** **£15,000.00 per annum** exclusive of Business Rates and Service Charge.
- BUSINESS RATES:** Description: Office & Premises.
Rateable Value: £11,250.00
Rates Payable: £ 5,613.75 per annum approx for the year 2021/2022.
NOTE: Small Business Rate Relief may be applicable [subject to status].
- SERVICE CHARGE:** An annual service charge will be levied to cover common parts and general building management, full details and estimates are available upon request.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VAT:** The property is NOT elected for VAT.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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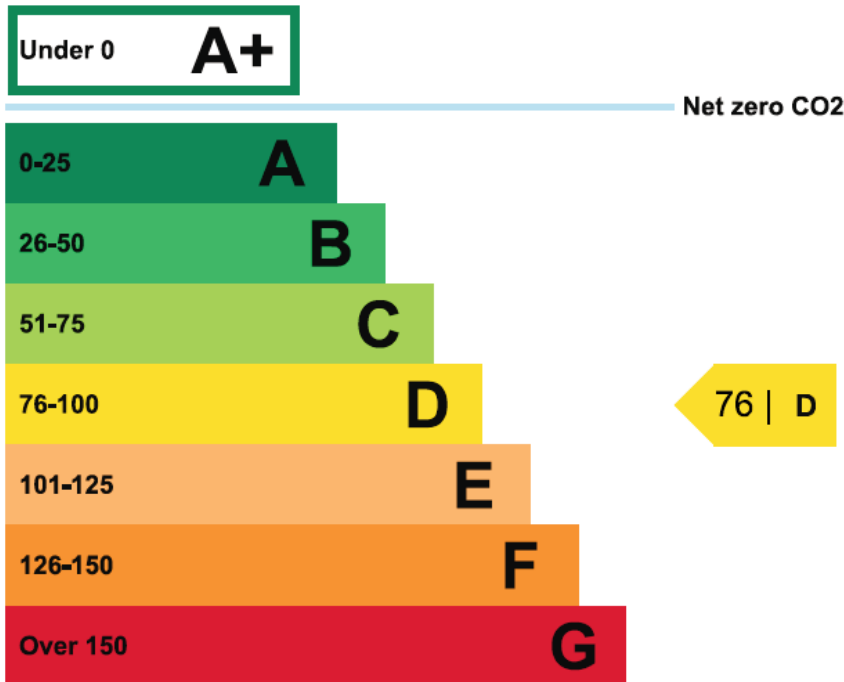
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NOTE:

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EPC: Energy Rating D - Energy Performance Certificate - valid until 15th June 2024.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

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