



SELF-CONTAINED FIRST FLOOR OFFICE PREMISES

with 3 PARKING SPACES

1,417 sq ft (132 sq m) approx

TO LET (NEW LEASE)



UNIT 4 - WALNUT TREE PARK

WALNUT TREE CLOSE • GUILDFORD • SURREY • GU1 4TR

LOCATION:

The premises are situated in a prominent position with direct frontage to Woodbridge Road on this well-established Business Park located approx. 0.5 miles from Guildford town centre.

There is excellent access to the A3 [southbound 0.25 miles, northbound 1 mile] with the M25 [junction 10 – Wisley] some 6 miles distant. Guildford railway station is within walking distance and provides a regular service to London [Waterloo] in approx. 30 minutes.

Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION: The premises form part of an attractive riverside business campus and comprise modern, airy, office accommodation arranged on the first floor with the benefit of raised floors, part air-conditioning, gas-fired central heating, double-glazed windows and parking for 3 vehicles.



ACCOMMODATION: [All areas are approx]:

The premises are arranged as follows:-

Reception Lobby
First Floor Offices

Total 1,417 sq ft [132 sq m] approx

AMENITIES:

- On site car parking (3 spaces)
- Male and Female WC facilities
- Gas fired central heating
- Suspended ceilings & recessed lighting
- Raised floors

NOTE: Our clients will also provide a new telephone system, cabinet and structured cabling and will also manage, transfer and/or install telephone lines and broadband if required up to an approximate value of £5,000.00.

LEASE TERMS: The premises are available on a new FRI lease for a term to be agreed.

RENT: £13,500.00 per annum exclusive (below £10.00 per sqft)

VAT: All prices outgoings and rentals referred to within these details do not include VAT, which may be chargeable.

SERVICE CHARGE: The current on-account service charge is approx. **£5,919.00 pa**

RATES: We are verbally informed by Guildford Borough Council of the following:

Rateable Value: £17,000.00
Rates payable: **£7,786.00** [approx]

NOTE: Interested parties are advised to make their own enquiries as to the accuracy of this assessment.

LEGAL COSTS: Both parties' reasonable legal costs to be borne by the ingoing tenant.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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