



OFFICE PREMISES

with PARKING

675 sq ft (62.71 sq m) approx

FOR SALE



UNIT 6, RIVERVIEW - WALNUT TREE PARK

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 half a mile from Guildford Town Centre.

Guildford mainline railway station is within walking distance and provides a regular service to London (Waterloo) in approximately 30 minutes.

There is excellent access to the A3 (London to Portsmouth road) with access southbound at approximately $\frac{1}{4}$ of a mile and northbound at approximately $\frac{3}{4}$ of a mile with the M25 (junction 10) some 6 miles distant.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

UNIT 6, RIVERVIEW - WALNUT TREE PARK

WALNUT TREE CLOSE • GUILDFORD • SURREY • GU1 4UX

DESCRIPTION: The premises comprise the first floor of 6 Riverview, an attractive two storey modern office development providing a variety of units each with designated car parking.

The available accommodation comprises the first floor of the building and is arranged in principally open plan format with two partitioned offices, a small kitchenette, air-conditioning and window blinds. The premises are ready for immediate occupation

To the outside there is designated car parking for two cars with a further shared space.

ACCOMMODATION: (All areas are net and approx.)

Shared reception lobby

First floor offices - 675 sq ft (62.71 sq m) approx.

AMENITIES:

- On-site car parking (2/3 spaces)
- Gas-fired central heating
- Suspended ceilings with recessed lighting
- Raised floors with three compartment floor boxes
- Air-conditioning
- Double glazed windows
- Tiled WC

PRICE: £250,000.00 for the long leasehold interest (994 years) plus nominal sum for half share in the freehold title.

RATES: £5,725.00 per annum approx
[Rateable Value - £12,500.00]

SERVICE CHARGE: An annual service charge will be levied to cover the common parts and general estate management.

LEGAL COSTS: Each party to pay their own legal costs.

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

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



Andrew Russell
andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.