

## REFURBISHED SELF-CONTAINED OFFICES

*with 6 PARKING SPACES*

*2,951 sq ft (274 sq m)*

**TO LET (New Lease)**



**RIVER HOUSE • UNIT 6 • WALNUT TREE PARK • GUILDFORD • SURREY GU1 4TR**

### LOCATION:

The premises are situated adjacent to the River Wey 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**

**T: 01483 538131 F: 01483 557549**

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

**DESCRIPTION:**

The premises form part of an attractive riverside business campus and comprises modern, airy office accommodation arranged on ground floor with the benefit of raised floors, gas-fired central heating, double-glazed windows and parking for 6 vehicles.

The premises will shortly be refurbished throughout, further details on request.



**ACCOMMODATION:**

[all areas are Net and approx.]

The premises are arranged as follows:

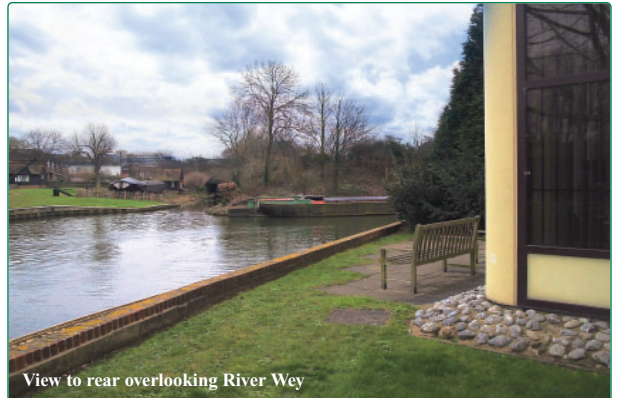
Reception Lobby (Shared)

Ground Floor Offices

**Total 2,951 sq ft (274 sq m) approx.**

**AMENITIES:**

- On site car parking (6 spaces)
- Male and Female WC facilities
- Gas fired central heating
- Suspended ceilings & recessed lighting
- Raised floors
- Riverside setting



**LEASE TERMS:**

The premises are available on a new lease for a term to expire in December 2011.

**RENT:**

**£44,265.00** per annum exclusive.

**VAT:**

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

**RATES:**

To be advised. The ground floor has not yet been separately assessed, but it is likely that the rates liability will be in the order of £16,000.00 pa.

**SERVICE CHARGE:**

The service charge based on current budgets is approximately £12,000.00 pa.

**LEGAL COSTS:**

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

**VIEWING:**

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

**Contact:**

Andrew Russell

[andy@gascoignes.com](mailto:andy@gascoignes.com)



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