



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

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RIVER HOUSE

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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.]

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.

RATING:

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 budget is approximately £12,000.00 pa.

LEGAL COSTS:

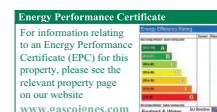
Both parties' reasonable legal costs to be borne by the incoming tenant.

VIEWING:

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



Andrew Russell
andy@gascoignes.com



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