



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Attractive First Floor Offices
706 sq. ft. (65.59 sq. m)

3 Riverview Business Park, Walnut Tree Close, Guildford, Surrey GU1 4UX



- Attractive Office Floor
- High Specification
- Air Conditioned
- Raised Access Floor
- Newly Carpeted
- Kitchen Facilities
- 3 Car Spaces

LOCATION

Riverview Business Park is located in Walnut Tree Close, about 10 minutes walk from Guildford mainline railway station, the town centre and its attendant amenities.

Guildford benefits from excellent rail links to London Waterloo (only 35 minutes away) and the Southwest. Road communications are also excellent with the A3 providing easy access to the M25 and hence Gatwick and Heathrow airports and the national motorway network.

DESCRIPTION

Riverview Business Park comprises an established office park of mainly two storey buildings. The available accommodation comprises the first floor of one of these buildings. The floor is currently arranged mainly in open plan but has been partitioned to create a good-sized meeting room and a tea point has also been installed.

ACCOMMODATION

The net floor area is as follows:-

First Floor	706 sq. ft	65.59 sq. m
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TERMS

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£17,500 per annum exclusive. The service charge for the year is £7,000 approx. This covers electricity for power, lighting, air conditioning, central heating, water, estate management and insurance. VAT is not chargeable on the rent but is chargeable on the service charge.

RATES

The total rateable value of the building and car parking is £14,750 so transitional rates relief should apply and thus rates payable should be relatively minimal.

LEGAL COSTS

Each party to bear their own legal costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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