



Owen  
Isherwood  
CHARTERED SURVEYORS

Unit 7 Riverside Business Centre, Walnut Tree Close, Guildford, GU1 4UG

**TO LET | 6,260 SQ FT (581.57 SQ M)**

## Town Centre Industrial Unit

- Walking Distance to Guildford Railway Station
- Three Phase Power Supply
- Roller Shutter Door
- Heating and Lighting to Warehouse
- Eaves Height 6m Approx
- Multiple Parking Spaces Available



## Location

Unit 7 is located within Riverside Business Centre on Walnut Tree Close, a well-established commercial area in the heart of Guildford. The property benefits from excellent access to the town centre, and the A3, providing strong connectivity to London and the South East. Guildford Station is served by regular rail services to London Waterloo with a fast journey time of approximately 37 minutes

## Description

Modern industrial unit with a full-height loading door, generous forecourt parking, and high-quality office accommodation across ground and first floors. The unit features a full-height roller shutter door, approx 6m eaves height, three-phase power, and heating and lighting to the warehouse.

## Accommodation

Name	sq ft	sq m	Availability
Building	6,260	581.57	Available
<b>Total</b>	<b>6,260</b>	<b>581.57</b>	

## Terms

New Lease

## Rent

£15 per sq ft

## Rates & Charges

Rateable value: £54,000

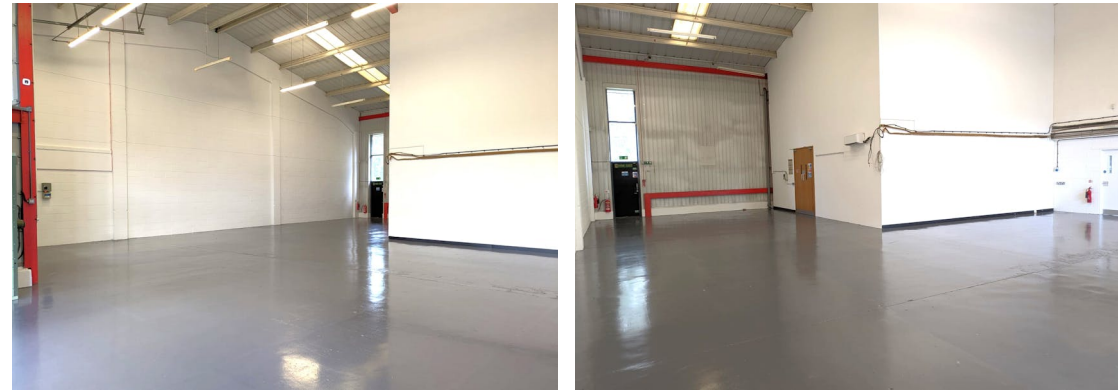
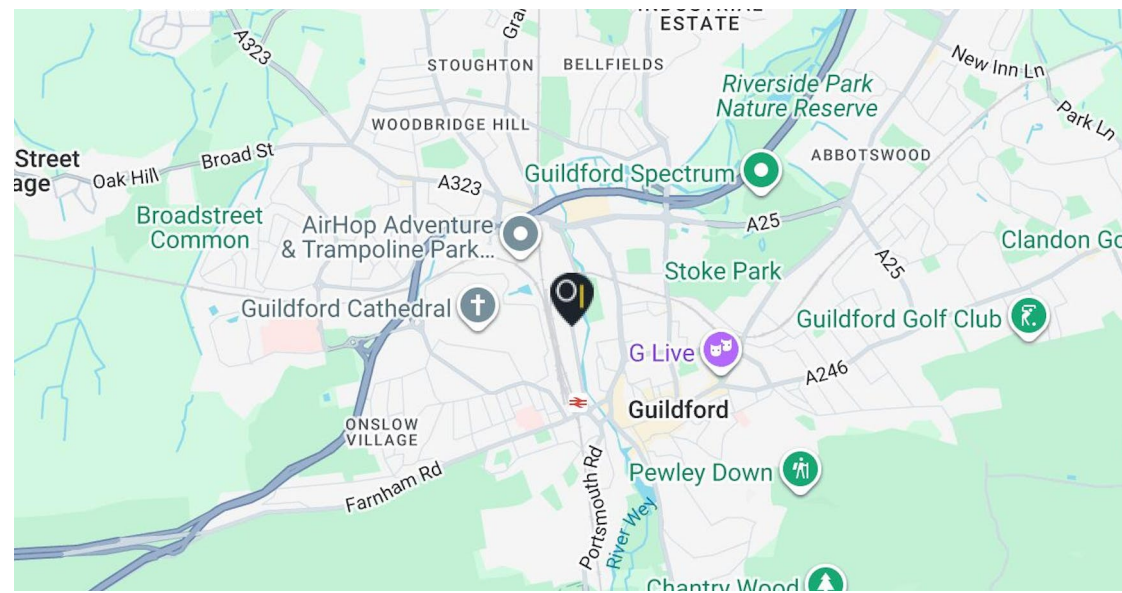
Rates payable: £29,484 per annum

## EPC

D (92)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

### Peter da Silva

T: 01483 300176

M: 07768 146953

E: pds@owenisherwood.com

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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