

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

OFFICE PREMISES WITH PARKING
FOR SALE/TO LET

1,415 sq ft (131.5 sq m) approx



UNIT 5 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 a quarter of a mile and northbound at approximately three quarters of a mile with the M25 (junction 10) some 6 miles distant.

DESCRIPTION:

The premises comprise the Ground and 1st floor of 5 Riverview, an attractive two

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

T: 01483 538131 F: 01483 557549

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

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storey modern office development providing a variety of units each with designated car parking, and is arranged to provide open plan 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 five cars.

ACCOMMODATION:

(All areas are net and approx.)

Ground floor: 670 sq ft (62.20 sq m) approx.

First floor: 745 sq ft (69.24 sq m) approx.

AMENITIES:

- On-site car parking (5 spaces)
- Gas-fired central heating
- Suspended ceilings with recessed lighting
- Air-conditioning
- Double glazed windows
- Tiled male & female WC/cloakrooms

TERMS:

The premises are either available on a new lease for a term to be agreed, or for sale freehold.

RENTAL:

£25,000.00 per annum exclusive of Rates and Estate Service Charge

FREEHOLD:

£325,000.00

RATES:

Description: Office & Premises

Rateable Value: £25,000.00

Rates Payable: **£12,025.00 per annum approx** for the year 2014/2015

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:

The premises are not elected for VAT.

VIEWING:

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



Rod Walmsley

rod@gascoignes.com

Andrew Russell

andy@gascoignes.com

James Gray

james@gascoignes.com

Graham Randall

Tel: 01372 841567

graham.randall@btconnect.com

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