

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

OFFICE PREMISES WITH PARKING TO LET (NEW LEASE)

705 sq ft (65.49 sq m) approx



UNIT 3 RIVERVIEW - WALNUT TREE PARK

WALNUT TREE CLOSE • GUILDFORD • SURREY • GU1 4UX

- On-site car parking (2 spaces)
- Electric central heating via wall mounted radiators
- Air handling system (cooling/heating)
- Double glazed windows
- Tiled male & female WC/cloakrooms
- Tea-station
- New carpets and redecorated throughout
- Suspended ceilings with recessed LED lighting

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

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

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- 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 1st floor of 3 Riverview, an attractive two storey modern office development providing a variety of units each with designated car parking, and is arranged to provide open plan offices, a small tea-station, air handling and window blinds. The premises are ready for immediate occupation. To the outside there is designated car parking for two cars.
- ACCOMMODATION:** (All areas are net and approx.)
- First floor:** 705 sq ft (65.49 sq m) approx.
- TERMS:** The premises are either available on a new lease for a term to be agreed.
- RENTAL:** **£14,000.00** per annum exclusive of Rates and Estate Service Charge.
- RATES:** Description: Office & Premises
Rateable Value: £11,500.00
Rates Payable: **£5,242.50 per annum approx** for the year 2017/2018
Small business rates relief may apply subject to status.
- SERVICE CHARGE:** An annual service charge will be levied to cover the common parts and general estate management. Details upon request.
- 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 **Sole Agents:-**



Rod Walmsley
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Andrew Russell
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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building



3 Riverview
Walnut Tree Close
Guildford
GU1 4UX

Certificate Reference Number:

0406-9927-0930-0800-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

◀ 70

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 136
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

56 If newly built

128 If typical of the existing stock