

UNIT 2 THE RIVERSIDE BUSINESS CENTRE

Walnut Tree Close, Guildford **GU1 4UG**

TO LET



3,659 SQ FT
(340 SQ M)

End of Terrace Industrial Warehouse
Available January 2026

**Lambert
Smith
Hampton**

Unit 2 The Riverside Business Centre, Guildford GU1 4UG

Description

The subject property consists of a modern, high quality industrial unit in Central Guildford. The property benefits from 5.1m minimum eaves height, two level access loading doors and concrete flooring to the warehouse. The Unit has 5 car parking spaces, with further available by way of separate negotiations.

Situated adjacent to the unit is office accommodation that can be let by way of separate negotiations.

ACCOMMODATION	Sq Ft	Sq M
TOTAL (GIA)	3,659	340

Specification

- Minimum 5.1m Eaves
- 1 Roller Shutter Door
- Concrete Floor
- Available January 2026
- 5 Parking Spaces
- Strip Halogen Lighting

Location

The unit is a 10-minute walk from Guildford Station and 7 minutes from the town centre. Guildford offers excellent connectivity via the A3 to the M25, London, and Portsmouth. There are frequent fast trains from Guildford to London Waterloo which takes around 35 minutes.

EPC

EPC Rating: D (98)

Rent

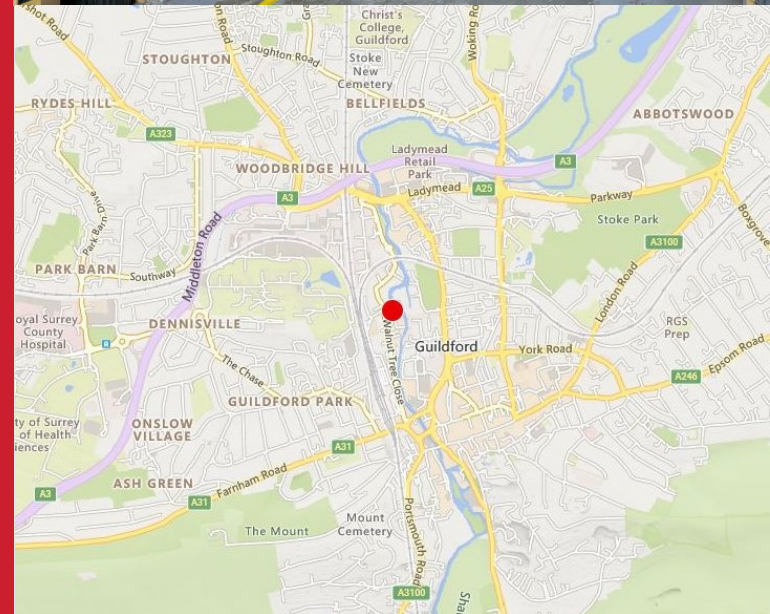
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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