

# UNIT 1A THE RIVERSIDE BUSINESS CENTRE

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

**TO LET**



**6,806 SQ FT**  
(632 SQ M)

Modern Industrial Warehouse  
Available Immediately

**Lambert  
Smith  
Hampton**

# Unit 1a 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 6 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
<b>TOTAL</b>	<b>6,806</b>	<b>632</b>

## Specification

- 5.1m Minimum Eaves Height
- Three phase power
- Two roller shutter level access loading doors
- Concrete flooring
- 6 car parking spaces

## 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: C (74)

## Rent

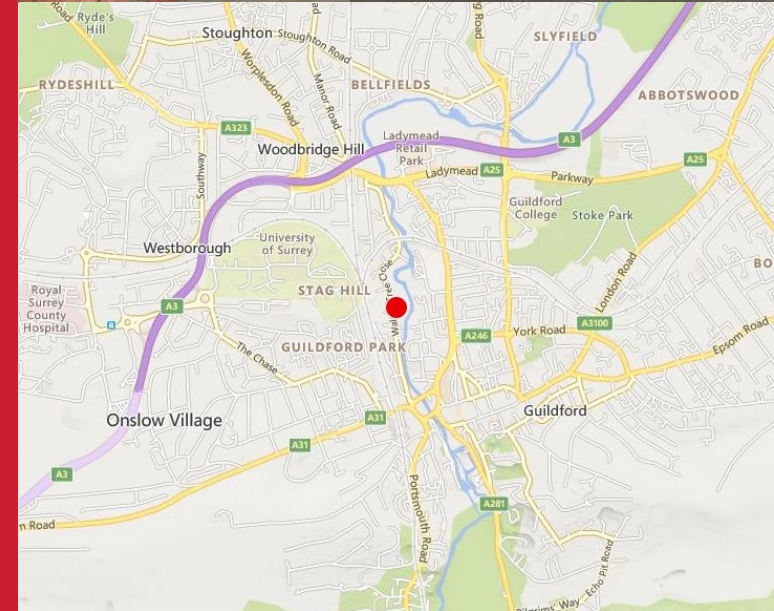
On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://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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