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TO LET

OFFICE – 1,823 SQ FT (169.36 SQ M)

2 The Billings, Walnut Tree Close, Guildford, Surrey, GU1 4UL

DESCRIPTION

This prominent unit, opposite Guildford mainline railway station, provides high quality, energy efficient office accommodation with views over the River Wey to the rear. The 1st floor unit benefits from air conditioning, LED lighting and underfloor trunking. Contract parking is available nearby from the landlord (at an additional cost). The 1st floor is the last remaining suite in the building and flexible & competitive terms are available.

LOCATION

The property occupies a prime position in central Guildford directly opposite the mainline railway station. Guildford itself is an affluent Surrey town benefiting from a wide array of shopping, restaurants and bars as well as excellent transport links by road and rail.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st Floor	1,823	169.36

AMENITIES / OPPORTUNITY

- 1st floor office suite with kitchen & comms room
- Character offices - opposite the mainline train station
- Air conditioning & under floor trunking
- Excellent natural light
- Secure bicycle store available (under separate licence)
- Passenger lift
- Contract parking available at additional cost
- EPC - C (72)
- Chilled-beam air conditioning system
- Shower (ground floor)

RENT

£25.50 Per sq ft

RATES

RV (2026) - £44,500
Rates Payable - £16,407

VAT

VAT will be chargeable on the terms quoted.

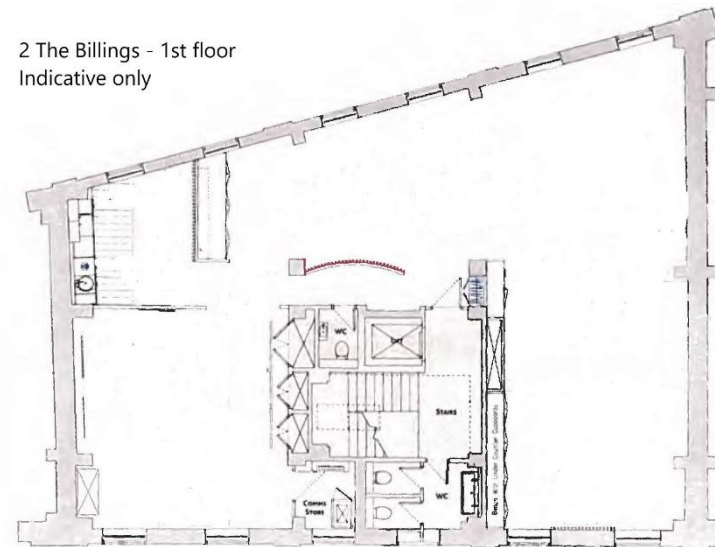
LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

2 The Billings - 1st floor
Indicative only



VIEWINGS –

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