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1st floor, 2 The Billings, Walnut Tree  
Close, Guildford GU1 4UL

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**TO LET**

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Character Town Centre Offices

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1,823 Sq Ft (169 Sq M)

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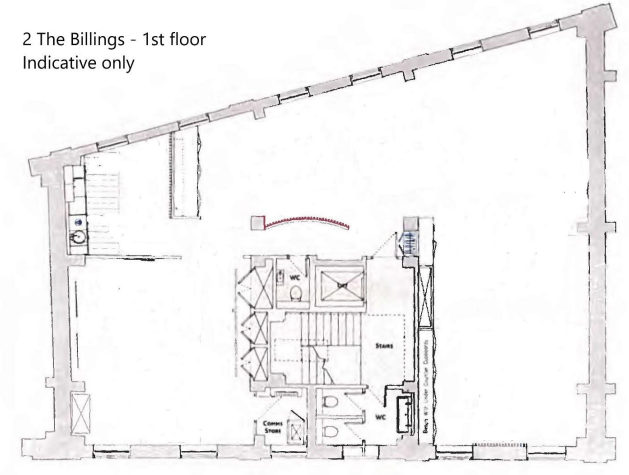
# 1st floor, 2 The Billings, Walnut Tree Close, Guildford GU1 4UL

## 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. With the ground floor recently let, the 1st floor is the last remaining suite in the building.

- ✓ 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

2 The Billings - 1st floor  
Indicative only



## ACCOMMODATION

Net Internal Area	sq ft	sq m
1st floor	1,823	169
<b>Total</b>	<b>1,823</b>	<b>169</b>

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

RV (2023) - £40,750

Payable (24/25) - £20,334.25

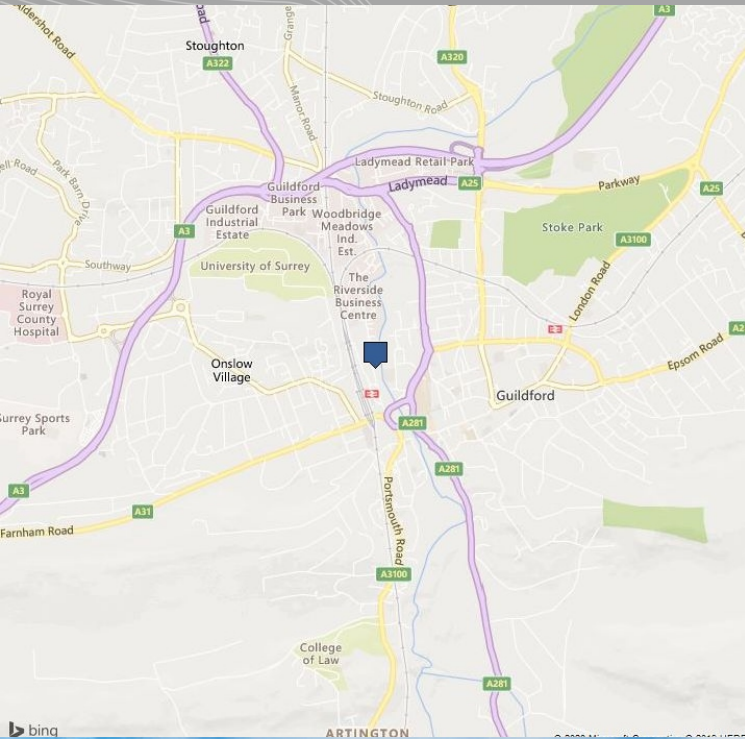
## TERMS

Available on a new effectively FRI lease for a term to be agreed.

**EPC C - 72**



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## 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.



<https://www.lsh.co.uk/find/properties/surrey/guildford/2044909>

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
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Regulated by RICS 09-Jan-2025

