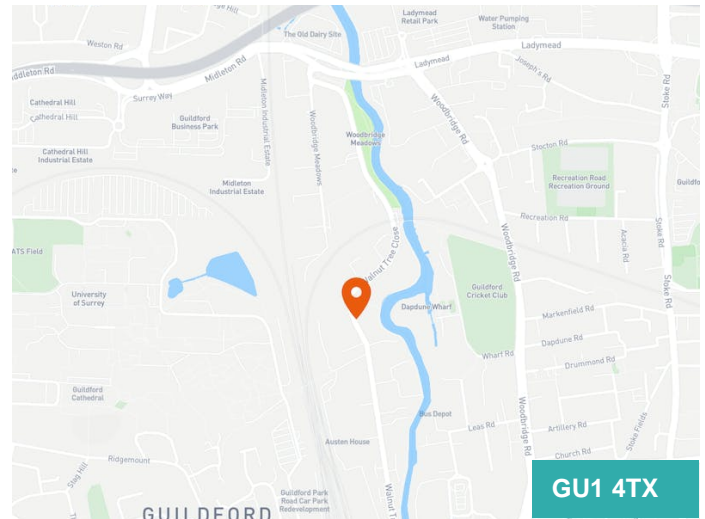


OFFICE TO LET

37.15 TO 683.75 SQ M

- Ground floor office incubation units available from 37.15 sq. m (400 sq. ft.)
- Offices can be let individually or combined to create flexible space
- 9 separate units available
- Construction commencing May 2023
- Date of occupation no earlier than August 2025
- Pre-let opportunity

Pre-Let Opportunity for Office Incubation Units - Can be Let Individually or Combined To Let



Summary

Available Size	37.15 to 683.75 sq m
Rent	£35 - £40 per sq ft Proposed Guiding Rent
Business Rates	N/A
Service Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Nine office incubation units are available to pre-let on Walnut Tree Close, Guildford. Construction commences May 2023 to provide high quality ground floor office units which will be available no earlier than August 2025. The offices can be let either individually or can be combined to provide various configurations, therefore allowing for flexible office space to meet various requirements. The development includes a total of 4 car parking spaces.

Location

The property is located in Walnut Tree Close, about 10 minutes walk from Guildford mainline railway station, the town centre with all its amenities.

Guildford benefits from excellent rail links to London Waterloo (only 35 minutes away) and the South West.

Road communications are also excellent with the A3 providing easy access to the M25 and hence Gatwick and Heathrow airports and the national motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	976.93	90.76	Coming Soon
Ground - Unit 2	953.25	88.56	Coming Soon
Ground - Unit 3	1,080.37	100.37	Coming Soon
Ground - Unit 4	670.16	62.26	Coming Soon
Ground - Unit 5	399.88	37.15	Coming Soon
Ground - Unit 6	578.99	53.79	Coming Soon
Ground - Unit 7	846.15	78.61	Coming Soon
Ground - Unit 8	546.05	50.73	Coming Soon
Ground - Unit 9	591.69	54.97	Coming Soon
Ancillary	716.34	66.55	Coming Soon
Total	7,359.81	683.75	

Specification

CAT A full fit out specification. Further information available upon request.

Terms

Flexible leases for terms to be agreed.



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