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

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**TO LET**

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Character Town Centre Office Building  
with Excellent Natural Light

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3,428 Sq Ft  
(318 Sq M)

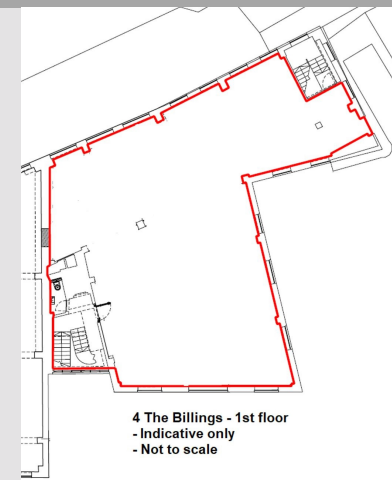
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## 4 The Billings, Walnut Tree Close, Guildford GU1 4UL

### DESCRIPTION

This prominent unit, opposite Guildford mainline railway station, provides a self-contained, refurbished accommodation with office space arranged over 1st & 2nd floors and views of the River Wey to the rear. The unit has undergone comprehensive works to include a new roof and internally the unit has been stripped back to open plan with suspended ceiling, new recessed LED lighting, complete redecoration, new carpet, kitchenettes to both floors & under floor trunking.

- ✓ Refurbished, self contained office unit
- ✓ Character offices - opposite the mainline train station
- ✓ Air conditioning & underfloor trunking system
- ✓ Suspended ceiling with new recessed LED lighting
- ✓ Kitchens on 1st & 2nd floors
- ✓ Shower & comms room on lower ground floor
- ✓ Passenger lift (serving ground to 1st floors)
- ✓ EPC - B (41)



### ACCOMMODATION

IPMSIII Areas	sq ft	sq m
Basement	106	10
Ground	84	8
1st floor	2,635	245
2nd floor	603	56
<b>Total</b>	<b>3,428</b>	<b>318</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

Rateable Value (2023) - £62,000

Rates Payable (23/24) - £31,744 based on the current multiplier of 51.2p in the £

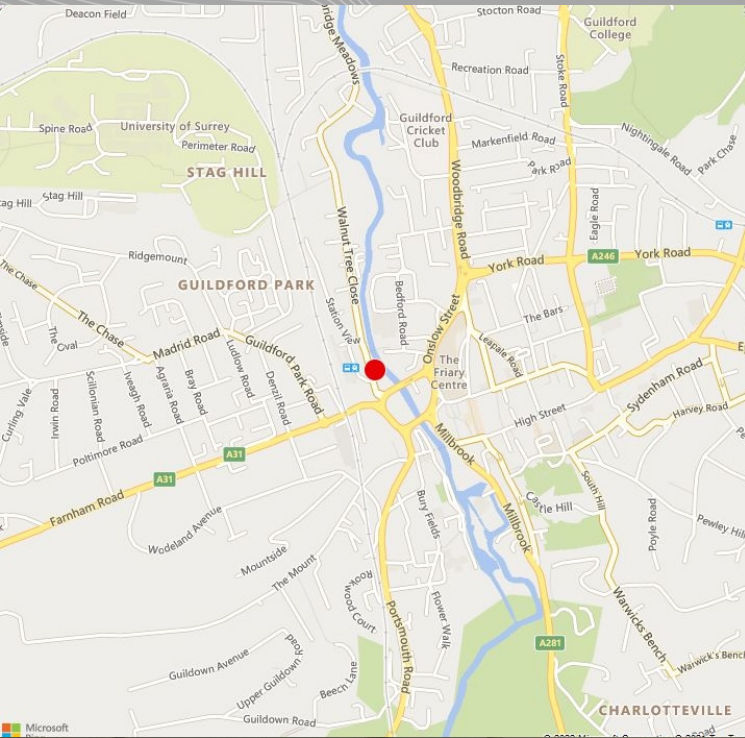
### TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

**EPC B - 41**



## 4 The Billings, 3 Walnut Tree Close, Guildford GU1 4UL



### 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.



### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
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Regulated by RICS 18-Apr-2023