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4 The Billings, Walnut Tree Close,  
Guildford, Surrey 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)**

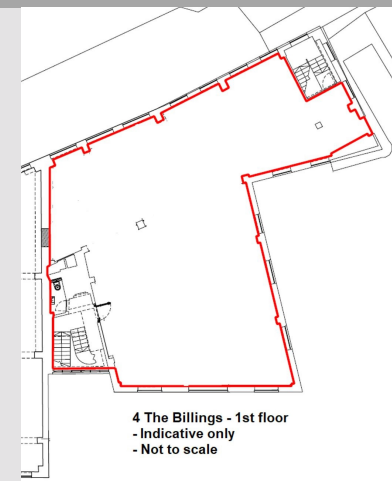
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## 4 The Billings, Walnut Tree Close, Guildford GU1 4UL

### 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. Flexible lease term & incentives available.

- ✓ 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

| IPMS III 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 (24/25) - £33,852 based on the current multiplier of 54.6p in the £

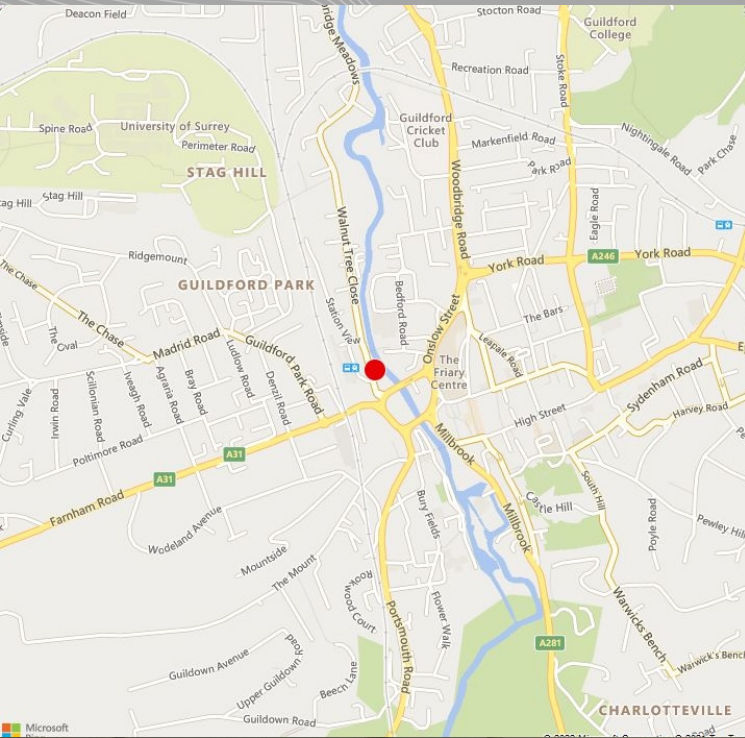
### TERMS

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 16-Jul-2024