



Abbot's Place, Walnut Tree Close, Guildford GU1 4RW

**TO LET
FOR SALE**

High Quality Town Centre Offices with
Fit Out

**1,878 Sq Ft
(174 Sq M)**

Abbot's Place, Walnut Tree Close, Guildford GU1 4RW

DESCRIPTION

High quality 1st floor offices with secure parking and a short walk to Guildford mainline station. The available accommodation benefits from a shared ground floor entrance and reception lobby with a galleried atrium and open tread stairs (and a passenger lift) leading to the first floor. Suite B is available on a new lease for a term to be agreed.

- ✓ High quality offices with fit out
- ✓ Town centre location - 5 minutes to Guildford station
- ✓ Fitted offices with 2 spaces in secure car park
- ✓ Air conditioning
- ✓ Full access raised floor with floor boxes
- ✓ EPC - TBC

LOCATION

Guildford enjoys excellent road & rail communications. Abbots Place is located close to the mainline train station which provides regular services to London Waterloo, Reading & Gatwick airport. Guildford High Street is a short walk with its wealth of shops, restaurants & other amenities. Walnut Tree Close provides an easy & direct link between the town centre & A3.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Suite B	1,878	174
Total	1,878	174

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) - £41,000

Rates payable (2023/24) - £20,459 based on small business multiplier of 49.9p in the £

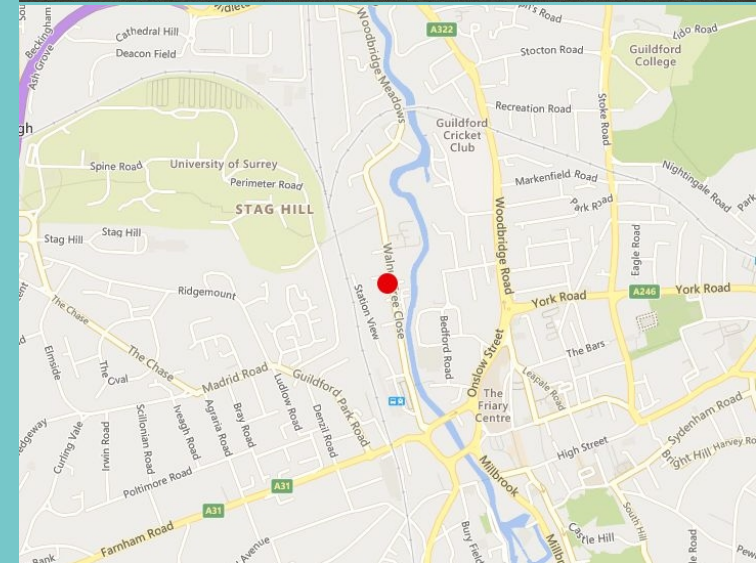
TERMS

The suite is available on a new effectively FRI lease, by way of a service charge, for a term to be agreed. The suite is also available for sale on a virtual freehold (long leasehold) basis

EPC EPC - to be confirmed



Abbot's Place - Suite B



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VIEWING & FURTHER INFORMATION

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