



99 Walnut Tree Close, Guildford, Surrey
GU1 4UQ

TO LET

High Quality, Fitted Town Centre Offices
with 20 Parking Spaces

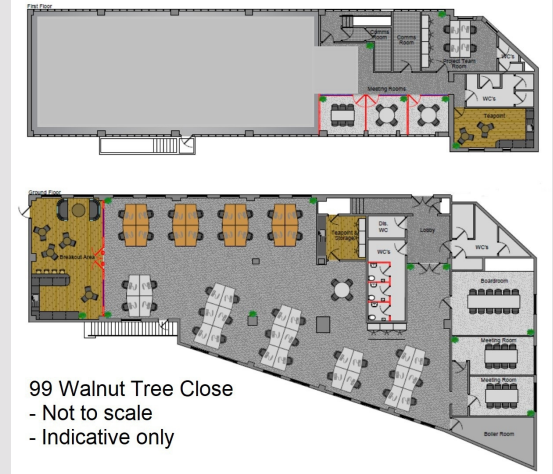
3,463 - 7,863 Sq Ft
(322 - 730 Sq M)

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DESCRIPTION

The unit is located off Walnut Tree Close only a short walk from Guildford mainline railway station and the town centre. The property provides high quality fitted office space to include open plan space, large kitchen/break out and meeting rooms. The property benefits from 20 on site car parking spaces as well as showers for cyclists/runners. Furniture could also be made available from the outgoing tenant.

- ✓ Fitted offices - available on flexible lease term
- ✓ Town centre - a third of a mile from train station
- ✓ Air conditioning
- ✓ Perimeter trunking
- ✓ LED lighting
- ✓ Male, female, disabled WCs & shower
- ✓ 20 car parking spaces
- ✓ EPC - C



ACCOMMODATION

IPMSIII Areas	sq ft	sq m
Ground floor	4,400	409
1st floor	3,463	322
Total	7,863	730

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

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

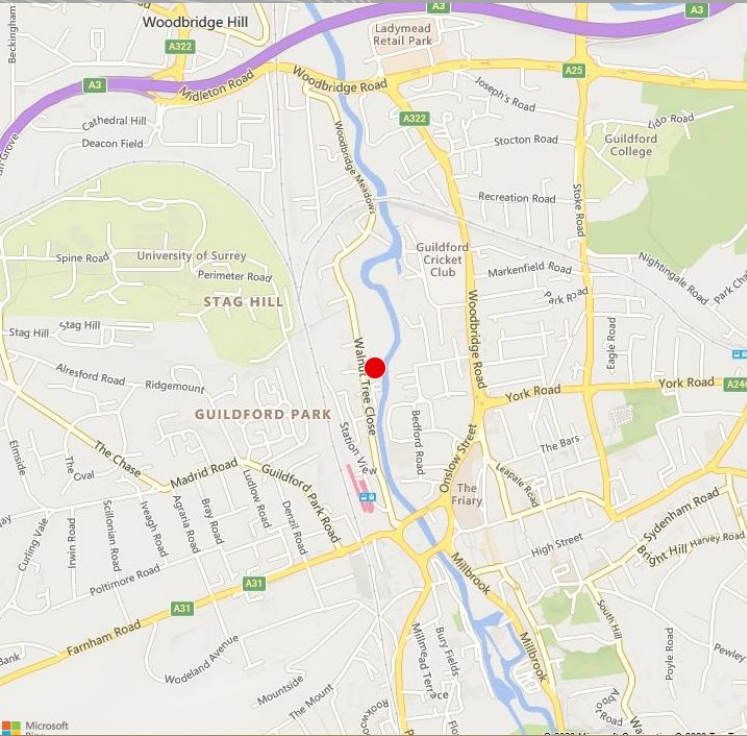
Available as a whole or floor by floor on a new effectively FRI lease(s) for a term to be agreed. A flexible lease term is available.

EPC C - 71





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LOCATION

The property is located off Walnut Tree Close, only a short walk from Guildford mainline train station and the town centre. It benefits from onsite parking for 20 cars.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
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Regulated by RICS 14-Nov-2023