



---

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

---

Character Town Centre Offices

---

**TO LET**

---

1,502 - 3,325 Sq Ft  
(140 - 309 Sq M)

---

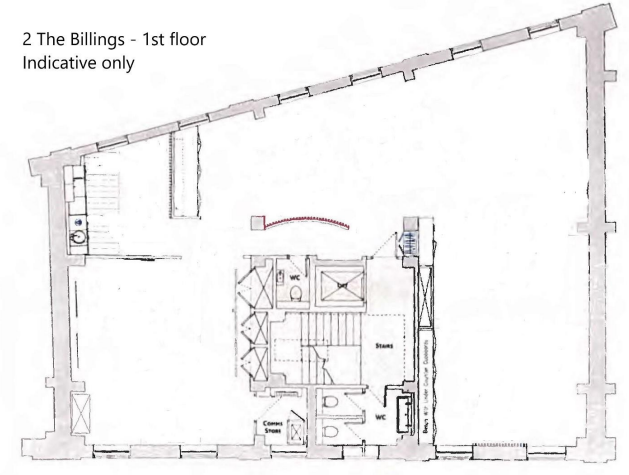
## 2 The Billings, Walnut Tree Close, Guildford GU1 4UL

### DESCRIPTION

This prominent unit, opposite Guildford mainline railway station, provides high quality, energy efficient office accommodation overlooking the River Wey to the rear. The unit benefits from air conditioning, LED lighting and underfloor trunking. The ground & 1st floors are available with the benefit of an existing fit out.

- ✔ Fitted office suites
- ✔ Character offices - opposite the mainline train station
- ✔ Air conditioning
- ✔ Under floor trunking
- ✔ Low energy lighting
- ✔ Shower on ground floor
- ✔ Passenger lift

2 The Billings - 1st floor  
Indicative only



### ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st floor	1,823	169
Ground floor	1,502	140
<b>Total</b>	<b>3,325</b>	<b>309</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

RV (2023) - G - £32,750, 1st - £40,750

Payable (23/24) - G - £16,342.25, 1st £20,334.25

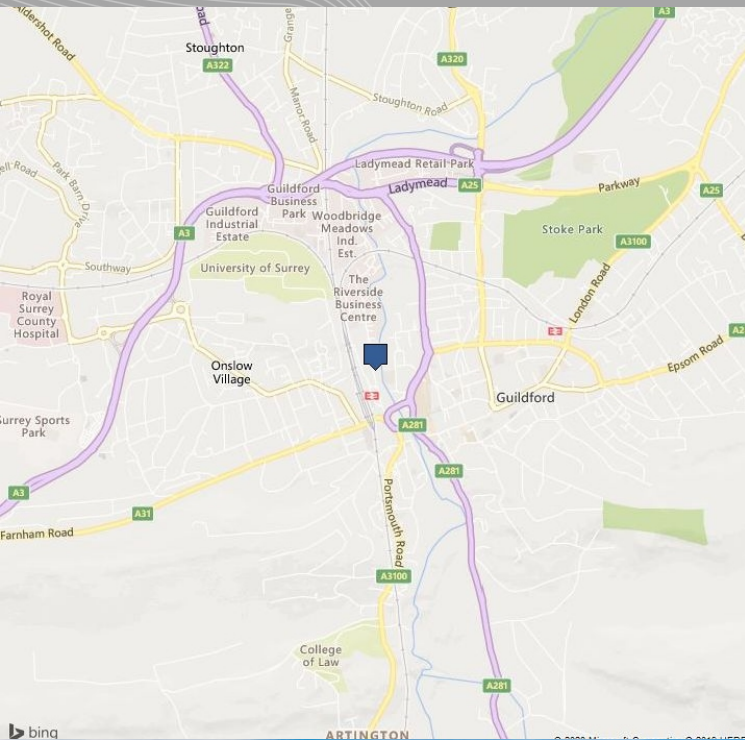
### TERMS

Available on a new effectively FRI lease(s) for a term to be agreed.

**EPC** C - 72



## 2 The Billings, 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.



<https://www.lsh.co.uk/find/properties/surrey/guildford/2044909>

### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
tgshaw@lsh.co.uk

**Will Farrer**  
07729 074367  
wfarrer@lsh.co.uk

**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 24-Mar-2023