

# 0.40 ACRES/17500 SQ.FT. OPEN STORAGE/CAR PARK

175 Walnut Tree Close, Guildford **GU1 4TX**

**TO LET**



**17,500 SQ FT**  
(1,626 SQ M)

0.40 acres / 17,500 sq.ft. Open Storage / Car  
Parking In Guildford

**Lambert  
Smith  
Hampton**

# 0.40 Acres/17500 Sq.ft. Open Storage/Car Park, Guildford GU1 4TX

## Description

A secure Class 1 open storage/car parking site comprising 0.40 acres/17,500 sq ft. The site has a concrete surface and is accessed via large steel double gates from Walnut Tree Close.

The site is self contained and benefits from electricity supply which is accessed via the two smaller buildings on the site.

ACCOMMODATION	Sq Ft	Sq M
<b>TOTAL (GEA)</b>	<b>17,500</b>	<b>1,626</b>

## Specification

- Concrete Surface
- Secure Site with Gated Door Access
- Close to Guildford Train Station & Town Centre
- 24/7 Unrestricted Access / Use

## Location

The land is a 10-minute walk from Guildford Station and 7 minutes from the town centre. Guildford, the main business hub in Surrey, offers excellent connectivity via the A3 to the M25, London, and Portsmouth. There are frequent fast trains from Guildford to London Waterloo take around 35 minutes.

## Rent

On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

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