



Exceptional Value Offices

GUILDFORD

WALKING DISTANCE TO MAINLINE STATION AND TOWN CENTRE

525 SQ FT (49 SQ M)

www.hurstwarne.co.uk



“77” Walnut Tree Close, Guildford GUI 4UH

To Let

- Comfort cooling.
- Available Spring 2008.
- Central heating.
- Car parking for 15 (1:190 sq ft).

Regulated by RICS



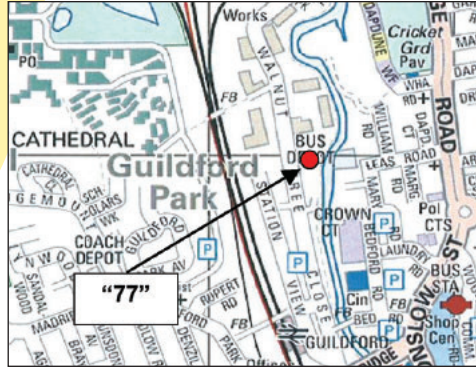
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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The property lies midway along Walnut Tree Close, within a short walk of Guildford Station (London Waterloo approximately 40 minutes) and with easy pedestrian access into Guildford town centre. Walnut Tree Close has good road links connecting to the A3 London to Portsmouth trunk road and in turn, the national motorway network.

Description

"77" is a self-contained office building fronting Walnut Tree Close. As currently laid out, the building is capable of occupation as four individual office suites or as a building for a single office occupier. The building has the benefit of excellent on-site car parking for 15 vehicles at a ratio of 1 car space per 190 sq ft. The building is in the process of undergoing redecoration and will be ready for immediate occupation from Spring 2008. The building has the benefit of central heating, modern comfort cooling units, male and female WCs and kitchen area.

Accommodation:

Individual suites are available as follows:

Suite	Size	Parking	Rental per annum
1 - Ground Floor	769 sq ft	4	LET
2 - First Floor	762 sq ft	4	LET
3 - Second Floor (front)	525 sq ft	2	£10,000
4 - Second Floor (rear)	552 sq ft	3	LET

Lease Terms

All leases will be contracted outside of the security of tenure and compensation provisions of The Landlord & Tenant Act 1954 Part II.

Availability & Terms

Individual suites are available for terms up to May 2012 on new leases direct from the landlord.

Rentals are inclusive of rent, rates, and parking.

Service Charge

A separate service charge will apply covering common amenities and utilities to the building. Please contact the agents for more information.

VAT

VAT is payable on the rental.

Legal Costs

Both parties legal costs to be borne by the ingoing tenant.

Viewing & Further Information:

Strictly by appointment with joint sole lettings agents:

- | | |
|--|--|
| Hurst Warne | Kingstons |
| Nick Smith | Peter Bellion |
| nick@hurstwarne.co.uk | peter@kingstons.net |
| 01373 360190 | 01483 572999 |

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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