

**HIGH QUALITY OFFICE
WITH PARKING
TO LET**



01483 450115

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**1 BISHOPS WHARF, WALNUT TREE CLOSE,
GUILDFORD, GU1 4RA**

138 sq m (1,489 sq ft) with secure on site parking

Prominent location opposite Guildford mainline station

Close to Guildford shops and amenities

Outlook over the River Wey

Open plan air-conditioned space



RICS

Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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1 BISHOPS WHARF, WALNUT TREE CLOSE, GUILDFORD, GU1 4RA

Location

Bishops Wharf is in a prominent location opposite Guildford mainline station with easy pedestrian access to Guildford High Street and amenities.

Description

The offices are self-contained and on the ground floor with good natural light from front and rear. The offices benefit from suspended ceilings with recessed lighting, air conditioning and kitchen. The entrance to the offices is through main reception. There is secure parking for 2 cars.

Accommodation

The net internal area is approximately as follows:

Offices	138.3 sq m	1,489 sq ft
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Rent

£35,000 per annum plus VAT.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rates

To be separately assessed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the sole agents:



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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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