



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

EDUCATIONAL/LEISURE/OFFICES SUBJECT TO PLANNING  
8,842 Sq. ft (821.45 Sq m)

UNIT 5, RIVERSIDE BUSINESS CENTRE, WALNUT TREE CLOSE, GUILDFORD, SURREY GU1 4UG

## KEY POINTS

- Walking distance Guildford Railway Station & Town
- Fitted with several Performance Studios/Classrooms
- Student Canteen/Changing Facilities
- Current Planning Consent for D1 Education Use
- Potential for Leisure/Business Uses Subject to Planning
- Parking for 15 Cars

## LOCATION

The Riverside Business Centre is located on Walnut Tree Close in Guildford. Guildford railway station is within walking distance with frequent services to London Waterloo (approx. 35 minutes) and to Reading, Gatwick and the South Coast.

## DESCRIPTION

The property comprises an established performance school. The Riverside Business Centre is located withing walking distance of Guildford railway station and the town centre. The A3 links with Junction 10 of the M25 about 8 miles away.

## AVAILABILITY AND RENT

Gross Internal Areas

Areas	8,842 sq. ft	821 sq m
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## TERMS

The property is available on a new FRI lease on terms to be agreed.

## RATES

Rateable Value: £44,000

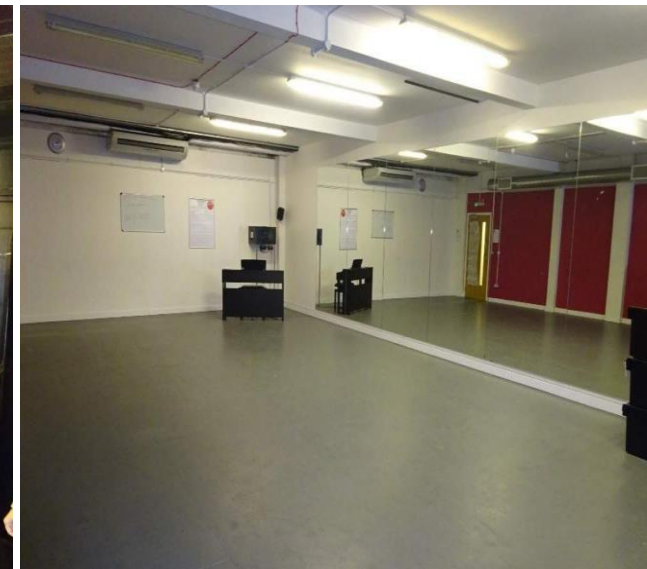
Uniform Business Rates Payable: £0.504 per annum

## EPC

E (103)

## LEGAL COSTS

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



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.

**T: 01483 300 176**

**www.owenisherwood.com**

**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

Peter da Silva

T: 01483 300 176

M: 07905 146 953

E: pds@owenisherwood.com