



Rent £36,000 Per annum + VAT

Size 1,878 Square feet

Ref #3298

Address

Address: Unit B, Abbot's Place, Walnut Tree Close

Postcode: GU1 4RW

Town: Guildford

Area: Surrey

Location

Guildford benefits from outstanding road and rail connections. Abbots Place is conveniently situated near the mainline train station, offering frequent services to London Waterloo, Reading, and Gatwick Airport. The vibrant Guildford High Street, with its wide range of shops, restaurants, and amenities, is just a short walk away. Walnut Tree Close offers a direct and convenient route between the town centre and the A3.

Description

These well-presented first floor offices offer modern, professional workspace just a short walk from Guildford mainline station. The accommodation is accessed via a shared ground floor entrance, featuring a welcoming reception lobby with an impressive galleried atrium and open tread staircase, as well as a disabled-access lift.

The offices are fully air-conditioned and primarily open plan, complemented by several private, stud-partitioned offices—ideal for flexible working arrangements. Two secure underground parking spaces are included, accessed via a private gated entrance with fob-controlled entry.

This is an excellent opportunity for businesses seeking high-specification office space with strong transport links and secure on-site amenities.

The long leasehold is also available - POA.

EPC Band - B

Service charge amount is to be confirmed but we believe it is in the region of £10,000 per annum.

General Information

Tenure:	Leasehold
Rent:	£36,000 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £41,000 payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Available immediately
- ✓ Car park
- ✓ Early viewing recommended
- ✓ Favoured location

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





