

**"77"**

**EXCEPTIONAL VALUE OFFICES FROM  
ONLY ONE NOW REMAINING: 525 SQ FT (48.77 SQ M)  
WITH 2 CAR PARKING SPACES  
(Ratio 1:190 sq ft)**

**WALKING DISTANCE TO MAINLINE STATION AND TOWN CENTRE**



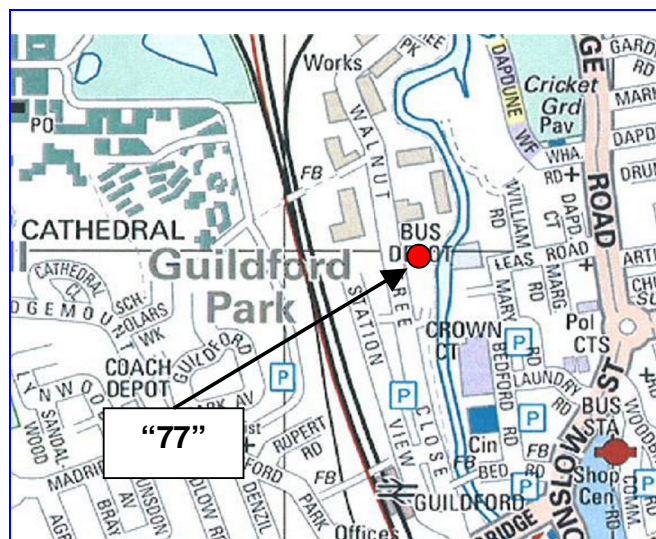
**WALNUT TREE CLOSE, GUILDFORD GU1 4UH**

**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.

Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No 06204957 at

## 77 WALNUT TREE CLOSE, GUILDFORD GU1 4UH



### 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 April 2008. The building has the benefit of central heating, modern comfort cooling units, male and female WCs and kitchen area.

### AVAILABILITY & TERMS:

One suite remains available for terms up to May 2012 on a new lease direct from the landlord. **Rental is inclusive of rent, rates, and parking.**

VAT is payable on the rental

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
<b>3 – Second Floor (front)</b>	<b>525 sq ft</b>	<b>2</b>	<b>£10,000</b>
4 – Second Floor (rear)	552 sq ft	3	LET

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

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

### LEGAL COSTS:

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

**VIEWING & FURTHER INFORMATION:** Strictly by appointment with joint sole lettings agents:

**KINGSTONS**  
Tel: 01483 572999  
Peter Bellion  
peter@kingstons.net

**HURST WARNE**  
Tel: 01372 360190  
Mark Leah  
mark@hurstwarne.co.uk