

# Kingstons

Commercial Property Consultants  
Telephone (01483) 572999

## TOWN CENTRE OFFICES CURRENTLY BEING REFURBISHED

Located directly opposite Guildford Station  
with basement car parking

from 1,356 sq ft – 15,703 sq ft (NIA)

**TO LET**



**1 & 2 BISHOPS WHARF, WALNUT TREE CLOSE, GUILDFORD, SURREY GU1 4UP**

*Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957 at  
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU Tel: 01483 572999*

*Website: [www.kingstons.net](http://www.kingstons.net)*

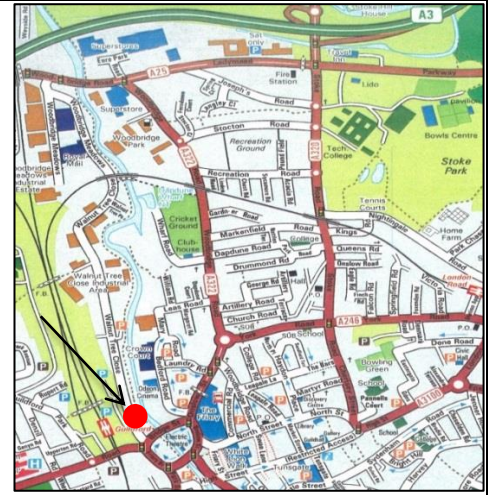
Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property.

Intending purchasers or lessees must satisfy themselves independently as to the condition.

## LOCATION

Bishops Wharf is situated in the town centre overlooking the River Wey and immediately opposite Guildford's mainline railway station. The property is within a five-minute walk of pubs, restaurants, shopping centres, banking and entertainment venues and is also in an area where a number of major headquarters' office buildings are located. Guildford benefits from excellent rail links with frequent services to London Waterloo with a fastest journey time of 35 minutes. There is also a regular service linking Guildford to Gatwick Airport (40 mins) and Reading (35 mins).



## DESCRIPTION

1 & 2 Bishops Wharf are two detached office buildings which are undergoing refurbishment and will be available by March 2019.



Visuals of how offices and reception will look



Overlooking The River Wey to the rear

## ACCOMMODATION

Measured on a net internal basis and in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), we quote the following floor areas:

	Bishops Wharf 1		Bishops Wharf 2	
Ground floor reception	312 sq ft	29 sq m		
Ground floor offices	2,927 sq ft	272 sq m	1,356 sq ft	126 sq m
First floor	3,875 sq ft	360 sq m	1,668 sq ft	155 sq m
Second floor	3,875 sq ft	360 sq m	1,690 sq ft	157 sq m
<b>Total</b>	<b>10,989 sq ft</b>	<b>1,021 sq m</b>	<b>4,714 sq ft</b>	<b>438 sq m</b>

## LEASE TERMS & RENT

The offices will be available on new lease terms to be agreed. We are quoting a rent of **£35.00 per sq ft per annum exclusive**.



## RATES & SERVICE CHARGE

Rates are to be assessed but estimated approximately £8.50 psf pax.  
Service charge available on request.

## LEGAL COSTS

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

**VIEWING: Strictly by appointment through sole letting agents:**

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