

COMMERCIAL PROPERTY

INDUSTRIAL/WAREHOUSE PREMISES

MARCH 09

TO LET

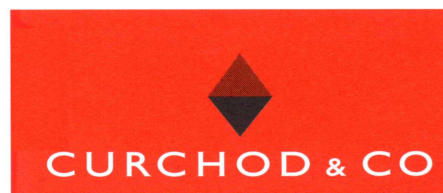
8,029 sq ft (745.87 sq ft)




**170 WALNUT TREE CLOSE, GUILDFORD,
SURREY, GU1 4UB**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Amenities:												
<p>The premises are situated in a prominent position on Walnut Tree Close which is an established industrial area close to Guildford town centre which is approximately ½ mile distant.</p> <p>The A3 is less than 1 mile distant which provides easy access to the M25 at Junction 10 and the national motorway network beyond.</p>	<ul style="list-style-type: none"> • Single loading door • 3 phase power • Heating to warehouse • Extensive self contained yard • Offices 												
Description:	Rent:												
<p>The premises comprise of a detached single storey warehouse/industrial building with ground floor office accommodation. The site benefits from an extensive self contained yard.</p>	<p>Upon application</p>												
	Terms: (Subject to Contract)												
<p>The property has been measured on the basis of gross internal areas and the approximate floor areas are as follows:-</p> <table border="1" data-bbox="137 1211 810 1413"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Warehouse</td> <td>5,804</td> <td>539.17</td> </tr> <tr> <td>Offices</td> <td>2,225</td> <td>206.7</td> </tr> <tr> <td>Total</td> <td>8,029</td> <td>745.87</td> </tr> </tbody> </table>		sq ft	sq m	Warehouse	5,804	539.17	Offices	2,225	206.7	Total	8,029	745.87	<p>The prospective tenant to be responsible for the landlord's reasonable legal fees incurred in this transaction.</p> <p>All prices are quoted exclusive of VAT which may be charged.</p>
	sq ft	sq m											
Warehouse	5,804	539.17											
Offices	2,225	206.7											
Total	8,029	745.87											
Floor areas:	Legal Costs / VAT:												
Rates:	Viewing & Further Information:												
<p>To be separately assessed.</p>	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="995 1603 1342 1809" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> </div> <p>rnewsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com</p>												

SUBJECT TO CONTRACT