



# TURNKEY

WORK READY SPACE



at tempus  
court

GUILDFORD GU14SS



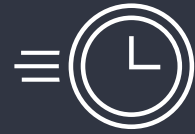
**TEMPUS COURT** has successfully provided **TURNKEY** work ready office suites to three of the current occupiers. The photos show the part 3rd floor suite which provided striking first class accommodation – a flexible working environment with a variety of meeting rooms, phone booths, breakout areas and hot desking. The available ground floor suite can also be provided as fully fitted and furnished work ready space.



FULLY FURNISHED  
WORK READY SPACE



MODERN  
DESIGN



QUICK AND EASY  
OCCUPATION



YOUR OWN  
IDENTITY



FLEXIBLE  
LEASE TERMS



INSTANT  
CONNECTIVITY



THREE CAR  
PARKING SPACES



CONCIERGE  
RECEPTION



Collaboration space



Open plan office and quiet room



Teapoint



Meeting room



OPTION TWO, diagonal booth and wall with expanded call room



## TEMPUS COURT GROUND FLOOR

- Cat A plus option
- Indicative only





**TEMPUS COURT** TEMPUS COURT is a flexible five-storey building, with open plan floors.

The last suite available is the ground floor providing 2,573 sq ft

Floor areas	sq ft	sq m
<b>Ground</b>	<b>2,573</b>	<b>239</b>

- Stunning reception
- Full-access raised floors
- Metal tiled suspended ceilings
- LED lighting
- WCs (exclusive to ground floor suite)
- Showers
- Air conditioning system
- 3 car parking spaces
- TURNKEY fully fitted & furnished option available



## GUILDFORD

Tempus Court is located on Onslow Street in Guildford town centre, and is within a five minute walk of the station.

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25.

The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

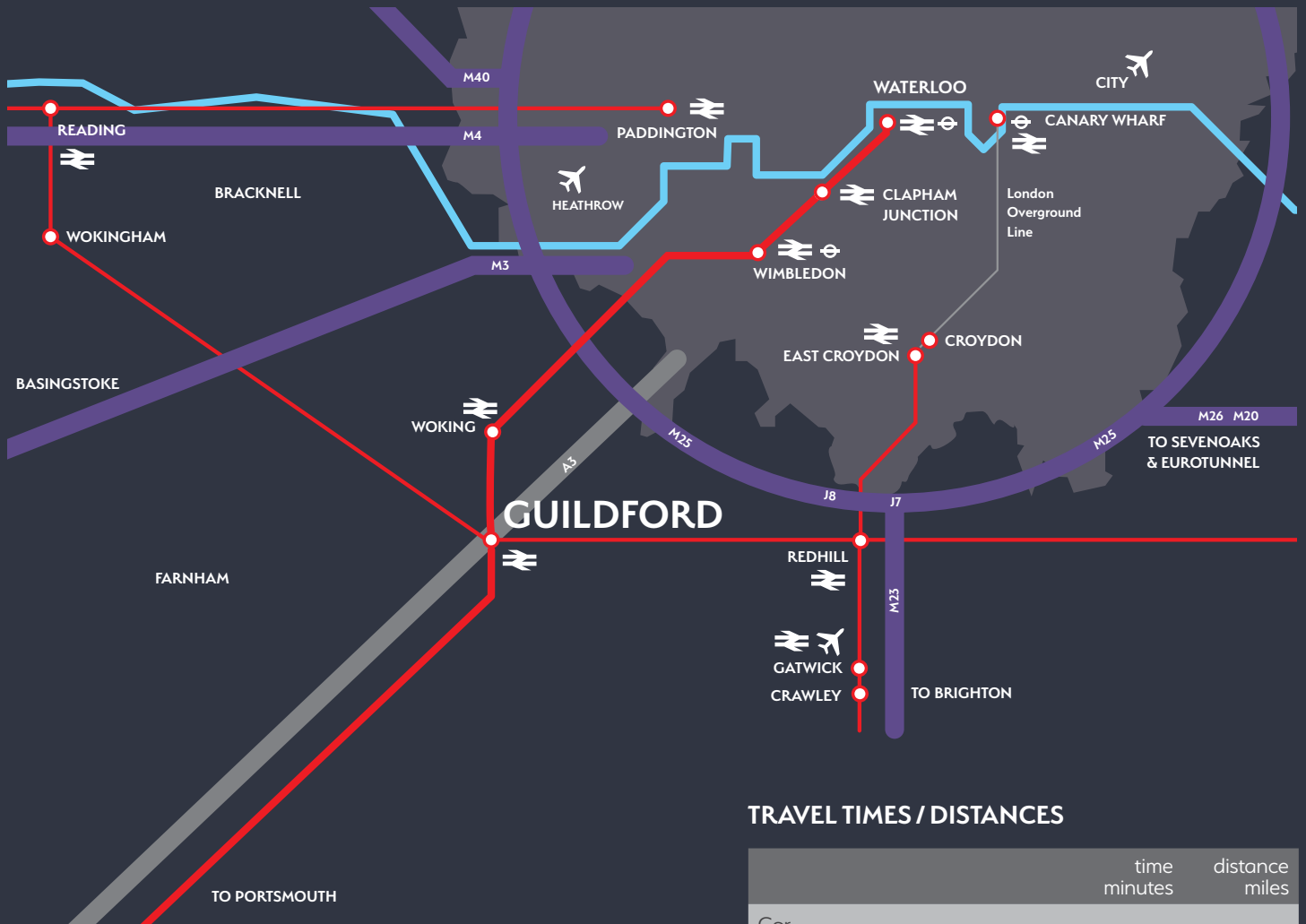
The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.



**local occupiers**

1 Punter Southall	7 Pennington Manches
2 Playsport Games	8 BDO
3 XPS	9 Supermassive Games
4 Stackhouse Poland	10 Semafone
5 Electronic Arts	11 Stevens & Bolton LLP
6 Highways Agency	





# tempus court

Onslow Street  
Guildford GU1 4SS

tempuscourt.com

## TRAVEL TIMES / DISTANCES

	time minutes	distance miles
<b>Car</b>		
A3		11
M25 (Junction 10)		10
Heathrow Airport		22
Gatwick Airport		27
London		33
<b>Rail</b>		
London (Waterloo)	37	
Reading	37	
Gatwick Airport	40	
Portsmouth	59	

## VIEWING

Strictly by appointment through the joint agents:

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