Andrews House

College Road, Guildford GU1 4QB

Contemporary, Cat A+ workspace tailored to your needs

Comprising 2,298 sq ft, this CAT A+ office accommodation is designed with the occupier in mind, offering flexible space that can be tailored to suit.

The modern office layout comprises meeting rooms, breakout space, tea point and is available on lease terms direct from the landlord.

The property is located in the heart of Guildford town centre, within a short walk from the High Street, Friary Shopping Centre and Guildford mainline railway station providing a fast and frequent service to London Waterloo and Reading.













CAT A + office accommodation



Energy efficient LED lighting



Tailored fit out upon request



4 Pipe fan coil air conditioning



Impressive new reception area



Fibre enabled



4 parking spaces (1:575 sq ft)



New metal tiled ceiling



Shower facility



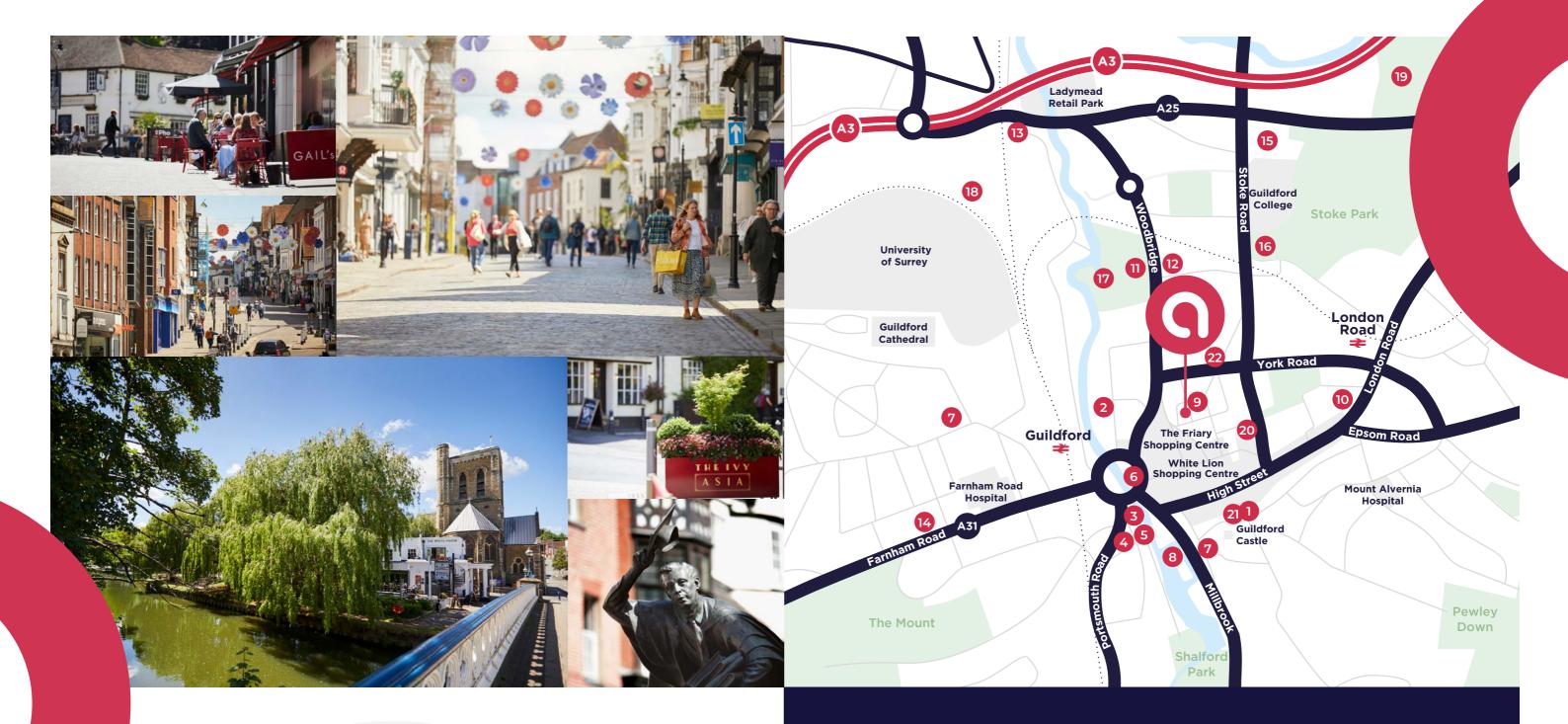
8 person passenger lift



Bicycle storage



EPC rating of B



A thriving town centre location

Andrews House occupies a prominent position on College Road, in Guildford town centre.

The property sits adjacent to Waitrose and is a short walk from North Street, High Street and Friary Shopping Centre as well as the Commercial Road, Leapale Road and York Road car parks.

An abundance of amenities

- 1. The Ivy Asia
- 2. ODEON
- 3. George Abbot
- 4. The Cannon
- 5. The White House
- 6. Electric Theatre
- **7.** Guildford Museum
- 8. Yvonne Arnaud Theatre
- 9. Waitrose
- 10. G Live Theatre
- 11. Guildford Cricket Club
- **12.** BP & Co-op

- 13. The Gym
- 14. Asperion Hotel
- 15. Guildford Lido
- **16.** Ornamental Gardens
- 17. National Trust River Wey and Godalming Navigations and Dapdune Wharf
- 18. Airhop Trampoline Park
- 19. Guildford Spectrum
- 20. Turtle Bay
- 21. The Ivy Castle View
- **22.** The Boileroom Music and Cultural Arts Space

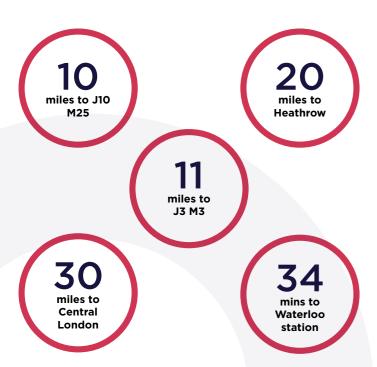
<u>05</u>

Excellent connectivity

Guildford is within easy access of the UK's two largest airports (Heathrow and Gatwick). It is located 33 miles south west of central London and just 10 miles from Junction 10 of the M25 and 11 miles from Junction 3 of the M3, offering superb road connectivity to the national motorway network and the south west.

In addition to this, Guildford mainline railway station is within a 7 minute walk of Andrews House and provides regular services to London Waterloo, with a fastest journey time of 34 minutes and up to 9 trains an hour at peak times. It also offers direct services to Reading and Gatwick airport.

The A3 and A25 roads are both within a 10 minute drive, with the M25 Junction 10 just 15 minutes away.



Economy & regeneration



Guildford town centre

Solum Regeneration (JV between Kier and Network Rail) are on site with the £200M redevelopment of Guildford railway station, multiple storey car park and a vibrant station quarter with new shops and restaurants as well as residential accommodation comprising 438 new homes. For further information visit: www.solum.co.uk/development/guildford

The University of Surrey

The University of Surrey has played a huge part in Guildford's recent success, through scientific and technological research, with a reputation in health, medicine, space environmental and mobile communications. The University is home to over 15,000 students contributes over £1.8B to the national economy and via its ownership of the Surrey Research Park is home to over 100 companies involved in research and development.





North Street

Planning permission was achieved in December 2023 for the regeneration of nearby North Street, to include 471 sustainable homes, a reconfigured bus station, 2.2 acres of public realm including 110 new trees and 2,900 sq m of green and brown roofs. Works are due to commence later this year with full site completion due 2031. For further information visit: www.northstreetregeneration.co.uk

In good company

Guildford is home to a large number of international and national occupiers.

These include BAE Systems, Allianz, BOC, RSM, Wargaming and Electronic Arts. The town is also home to a larger number of technology companies such as GRENKE, Evolve Dynamics, The Wiggly Line Company, MyGlobalHome, Securium, Superdielectrics and Packing.AI to name but a few.

In addition, on the Life Science side, there is Aura Veterinary, SISAF Limited, Grant Genomics, Alliance Medical and Nature Metrics.

Guildford is also seen as the leading gaming community in the South of England, with a thriving community of both large and small gaming developers clustered in and around the town centre and business parks.

Allianz (11)

BAE SYSTEMS

GRENKE

8sisaf









Electronic Arts

06

Further information

Terms

The suite is available on a new lease, with terms to be agreed.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting. The property is elected for VAT, which is payable on all prices, premiums and rents.

Contact

Piers Leigh 07967 726 301 pleigh@curchodandco.com

Joseph Smith 07808 896 311 jsmith@curchodandco.com

CURCHOD&CO
INCORPORATING LONDON CLANCY
01483 730060
curchodandco.com

Tim Shaw 07834 626 792 tgshaw@lsh.co.uk

Will Farrer 07729 074 367 wfarrer@lsh.co.uk

Lambert Smith Hampton 01483 538 181

Misrepresentation Act 1967 - The agents, for themselves and for the vendors/lessors of this property whose agents they are, give notice that: a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract. b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of teach of term. c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of the agents has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Designed and produced by www.take-shape.co.uk. May 2024.