

TO LET - OFFICE

255 HIGH STREET

Guildford, GU1 3BS



Key Highlights

- 5,589 sq ft
- Prominent town centre location
- Communal roof garden
- Excellent natural light
- Impressive new office building
- Efficient floors of c.7,500 sq ft-8,500 sq ft
- Two accessible terraces on 1st and 5th floors
- 44 secure bicycle spaces

SAVILLS West End
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Description

Designed with the occupier in mind, 255 High Street offers best in class office accommodation over five upper floors. The roof garden provides stunning views across Guildford. The 1st and 5th floors benefit from roof terraces.

255 High Street provides your business with the flexibility to create an exceptional working environment.

Location

One of Guildford's many advantages is accessibility. The town lies just 35 miles south west of London and within easy reach of Heathrow and Gatwick. Trains run approximately every 15 minutes between Guildford and London Waterloo, with a fastest journey time of 38 minutes.

Guildford is a vibrant and prosperous town – one of the key commercial centres in the South East of England, making it highly attractive to business. Guildford's strengths in academia, innovation and connectivity has attracted a growing number of professional and creative businesses. It is also host to an expanding cluster of highly regarded gaming companies – to the extent that Guildford has been called "the Hollywood of gaming".

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Part 1st	5,589	519.24	Available
Total	5,589	519.24	

Business Rates

Rates payable: £15.56 per sq ft

Estimated



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