



OFFICE TO LET

## 10 MEDAWAR ROAD

Surrey Research Park, Guildford, GU2 7AR

REFURBISHED OFFICE TO LET - SURREY RESEARCH PARK

2,523 TO 6,646 SQ FT (234.39 TO 617.43 SQ M)



**BNP PARIBAS  
REAL ESTATE**

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)



## DETAILS



### DESCRIPTION

10 Medawar Road comprises a high quality detached office building. The building is extremely well parked with a unrivalled car parking ratio of 1:196 sq ft. The office has a central core containing WC's. The ground floor offices (Unit A and B) benefit from suspended ceilings, a full access raised floor and a VRF air conditioning system.

### ACCOMMODATION

Name	sq ft	sq m	Availability
Unit - A	4,123	383.04	Available
Unit - B	2,523	234.39	Available
<b>Total</b>	<b>6,646</b>	<b>617.43</b>	

### KEY FEATURES

- Ground Floor Unit
- Refurbished
- 13 Car Parking Spaces (1:196 sq ft)
- VRF Air Conditioning
- Suspended Ceiling
- Raised Access flooring

### OUTGOINGS

- **Rent:** Rent on Application
- **Rates:** £13.50 per sq ft Based on the 2023 valuation
- **Service charge:** n/a
- **EPC:** A

10 MEDAWAR ROAD

Surrey Research Park, Guildford, GU2

TO REQUEST A VIEWING CALL US 0207 629 7282



www.realestate.bnpparibas.co.uk

## LOCATION



The Surrey Research Park is set on 70 acres of green landscaped grounds including two lakes, providing an attractive environment for business' to thrive and grow. The park benefits from great connections and is minutes from a vibrant town centre.

Surrey Research Park is conveniently located just 10 miles south west of Junction 10 of the M25 via A3, providing excellent access onto the park, just 2 miles from Guildford Train Station and a 30 minute train journey into London Waterloo, with four trains running per hour. Easy access to international airports with two trains an hour running to Gatwick and a 24 hour coach service from Guildford station to Heathrow Airport. Stagecoach buses run a frequent service between Surrey Research Park, Guildford Town Centre and Train Station.

## CONTACT US

Ed Smith  
020 73185136  
[edward.smith@realestate.bnpparibas](mailto:edward.smith@realestate.bnpparibas)

Rebecca Hewitt  
[rebecca.hewitt@realestate.bnpparibas](mailto:rebecca.hewitt@realestate.bnpparibas)

BNP Paribas Real Estate (National Office Agency)  
24 Savile Row, London, W1S 2ES

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)  
0207 629 7282  
[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)  
[linkedin.com/company/bnp-paribas-real-estate/](https://www.linkedin.com/company/bnp-paribas-real-estate/)  
[@BNPPRE\\_UK](https://www.facebook.com/BNPPRE_UK)

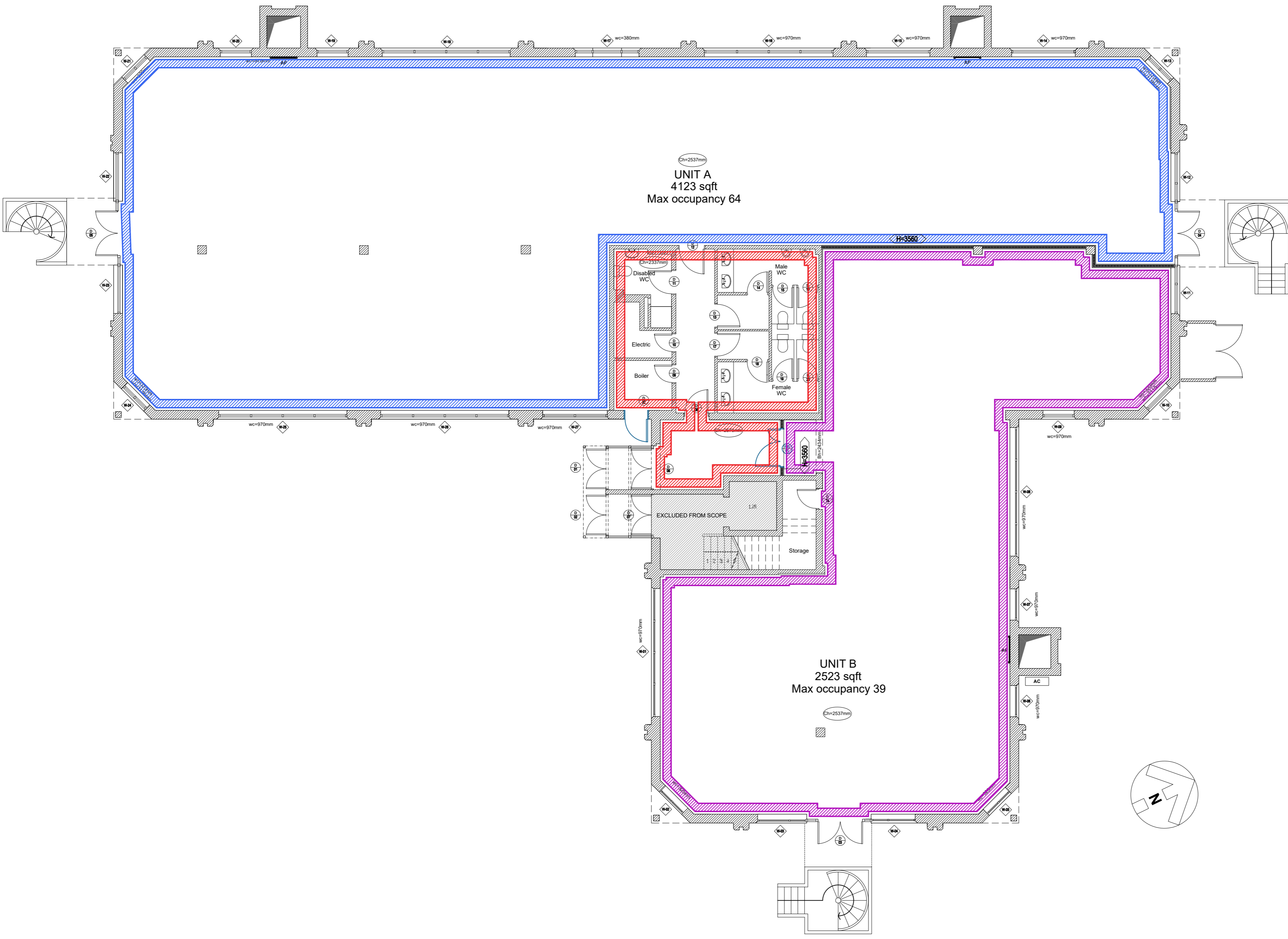
Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 08/11/2023

NOTES:

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY UNLESS EXPLICITLY AGREED. VERIFY ALL DIMENSIONS AND SETTING OUT ON SITE. NOTIFY ANY DISCREPANCIES TO THE ARCHITECT. FOR STRUCTURAL INFORMATION, REFER TO STRUCTURAL ENGINEER'S DRAWINGS. FOR M&E INFORMATION, REFER TO M&E ENGINEER'S AND SUB-CONTRACTORS' DRAWINGS. FOR HEALTH & SAFETY INFORMATION, REFER TO HEALTH & SAFETY RISK ASSESSMENTS.



- KEY
- Unit A
  - Unit B
  - Communal Areas



REVISION: P01 By: RSP CHECKED: TJ DATE: 18/11/2022  
Initial issue

STATUS  
**S3 | FOR REVIEW & COMMENT**



PROJECT  
**SURREY RESEARCH PARK  
10 MEDAWAR ROAD  
GU2 7AR, GUILDFORD**

TITLE  
**PROPOSED TENANCY AREAS  
GROUND FLOOR PLAN**

**Hadfield Cawkwell Davidson**  
Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk

HCD PROJECT NO. 2022-180	SCALE 1:100 @ A2	REV. <b>P01</b>
PROJECT NO. 22180	ORIGINATOR HCD	VOLUME A0
LEVEL 00	TYPE DR	ROLE + NUMBER <b>A-08-001</b>