



**BNP PARIBAS
REAL ESTATE**

TO LET – REFURBISHED OFFICE SUITES

**10 Medawar Road, Surrey Research Park
Guildford GU2 7AR**

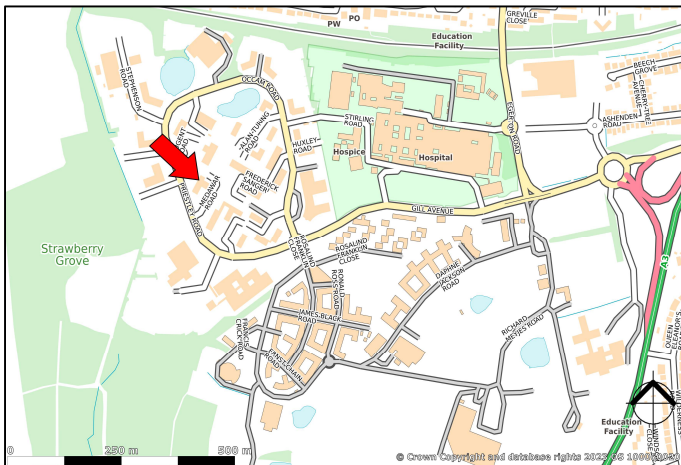
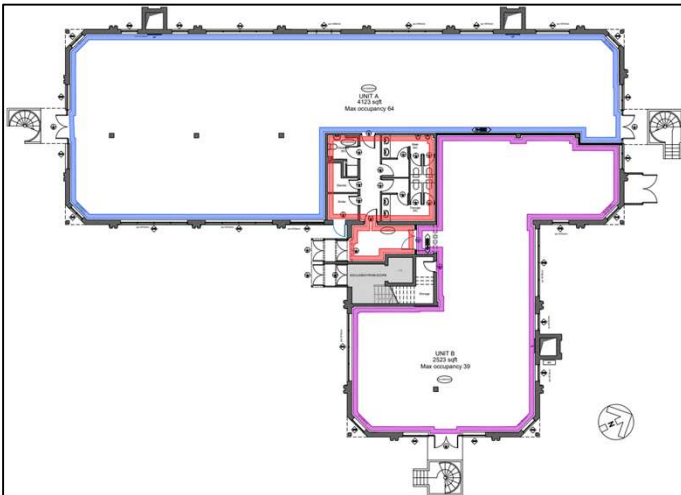


AVAILABLE FROM 2,523 – 6,646 SQ FT

The 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.



The Building

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 & B) have been newly refurbished and benefit from suspended ceilings, a full access raised floor and a VRF air conditioning system.

Schedule of Areas (NIA)

Floor	SQ FT	SQM
Unit A	4,123	383
Unit B	2,523	234
TOTAL	6,646	617

Specification

The property benefits from the following modern specification:

- Refurbished
- Suspended ceilings
- Full access raised floors
- VRF air conditioning system
- WC facilities
- Car parking ratio of 1:196 sq ft
- EPC A

Terms

Available by way of a new lease for a term to be agreed.

EPC

EPC A. A copy is available on request.

Rent

On application.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.



Contact

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement through:

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