



OFFICE TO LET

2 HUXLEY ROAD

Surrey Research Park, Guildford, GU2 7RE

PRIME OFFICE LOCATED ON THE SURREY RESEARCH PARK

1,903 SQ FT (176.79 SQ M)



**BNP PARIBAS
REAL ESTATE**

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2 HUXLEY ROAD

Surrey Research Park, Guildford, GU2

TO REQUEST A VIEWING CALL US 0207 629 7282



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DETAILS



DESCRIPTION

2 Huxley Road comprises a high quality detached office building located on ground and first floors. The Unit in question comprises ground floor open plan space with three separate partitioned meeting rooms within the demise. The unit also benefits from separate male and female toilets with a small tea point. 2 Huxley Road has an unrivalled car parking ratio of 1:173 sq. ft.

ACCOMMODATION

KEY FEATURES

- EPC A (23)
- Ground Floor Unit
- VRF Air Conditioning
- Raised Access flooring
- Suspended Ceilings
- 11 Parking Spaces Available (1:173 sq. ft).

OUTGOINGS

- **Rent:** Rent on Application
- **Rates:** £10.81 per sq ft based on the 2023 valuation
- **Service charge:** n/a
- **Estate charge:** n/a
- **EPC:** A (23)

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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

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2 HUXLEY ROAD, SURREY RESEARCH PARK, GUILDFORD,
GU2 7RE

TO REQUEST A VIEWING CALL US ON 0207 629 7282

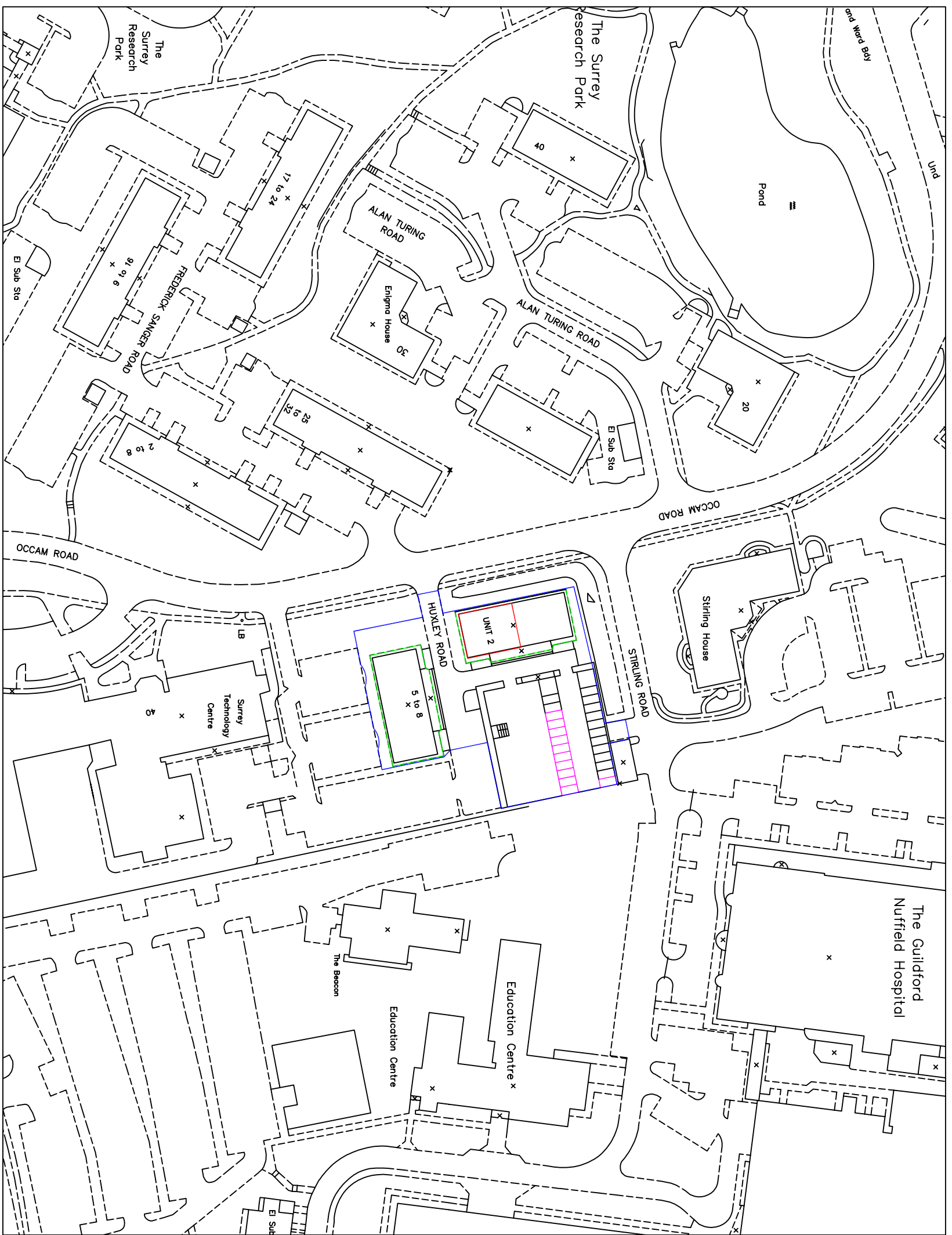


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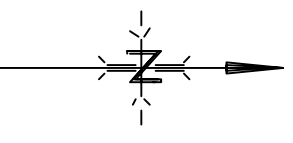
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- NOTES**
1. Do not scale dimensions from this drawing.
 2. All contractors and sub-contractors must verify sizes and conditions on site before work commences.



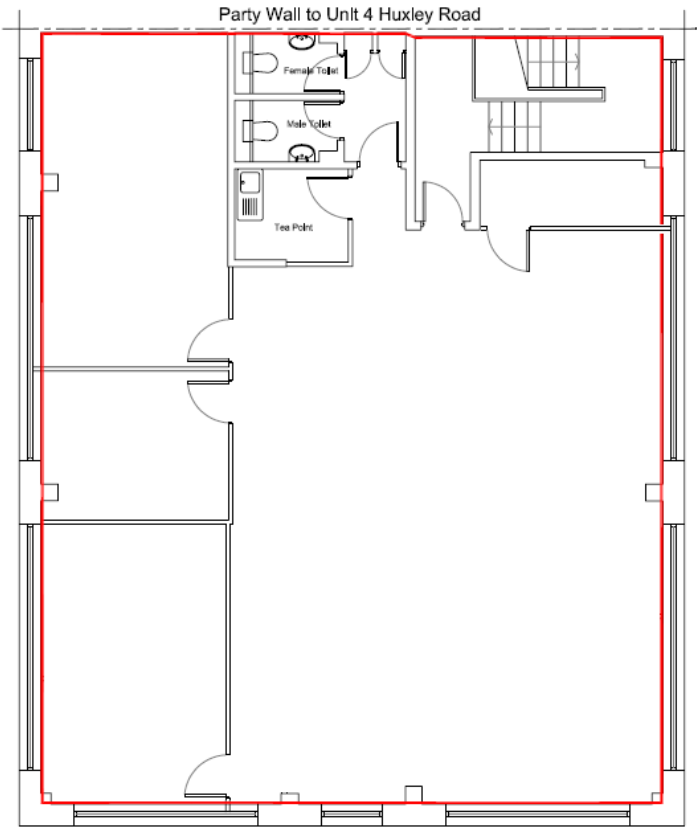
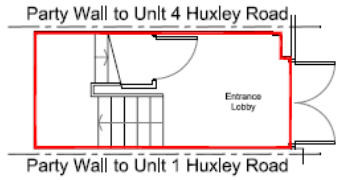
**UNIT 2 HUXLEY ROAD
LOCATION PLAN
Scale 1:1250**



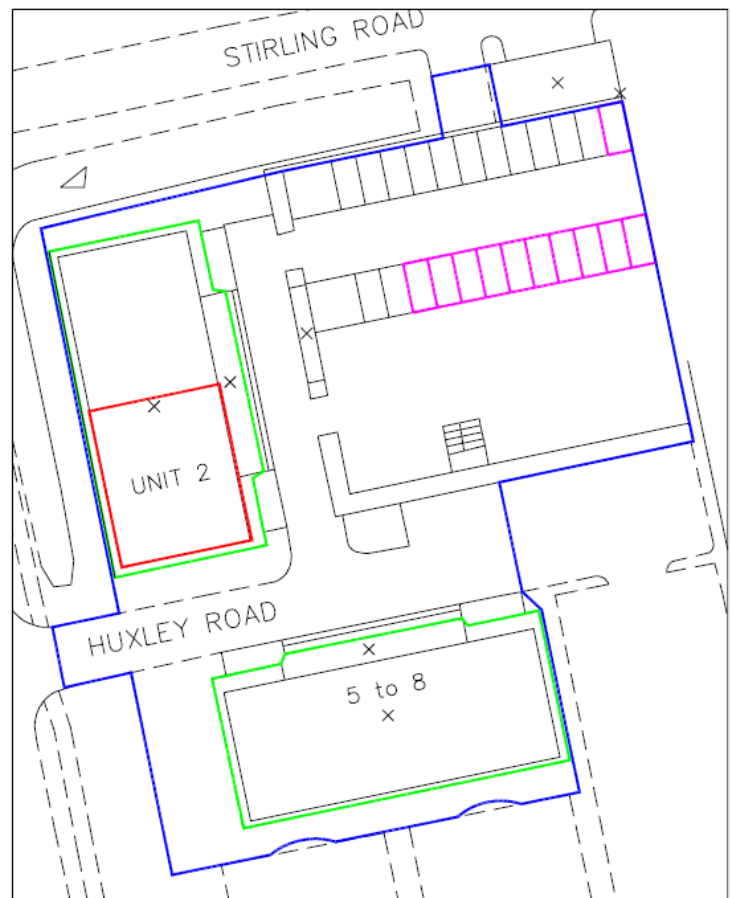
Surrey Research Park Guildford Tel: +44 (0) 1483 579693 Fax: +44 (0) 1483 568946 Website: www.surrey-research-park.com		Rev. Description Date	Date CHK'd
Job UNIT 2 HUXLEY ROAD SURREY RESEARCH PARK GUILDFORD GU2 7RE			
Drawing LOCATION PLAN			
Scales as shown	Date Feb 07	Drawn SPD	Checked SPD
Number 1	Revision		



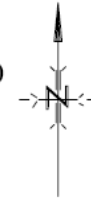
**UNIT 2 HUXLEY ROAD
GROUND FLOOR PLAN
Scale 1:100**



**UNIT 2 HUXLEY ROAD
FIRST FLOOR PLAN
INCLUDING PARTITIONS
Scale 1:100**



**UNIT 2
HUXLEY ROAD
SITE PLAN
Scale 1:500**



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Rev.	Description	Date	CHK'D

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Guildford

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Job

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SURREY RESEARCH PARK
GUILDFORD GU2 7RE

Drawing

FLOOR PLANS
INCLUDING PARTITIONS
AND SITE PLAN

Scale	Date	Drawn	Checked
as shown	Feb 07	SPD	

Number	Revision