



**BNP PARIBAS  
REAL ESTATE**

**TO LET – OFFICE**

**2 Huxley Road, Surrey Research Park  
Guildford GU2 7RE**

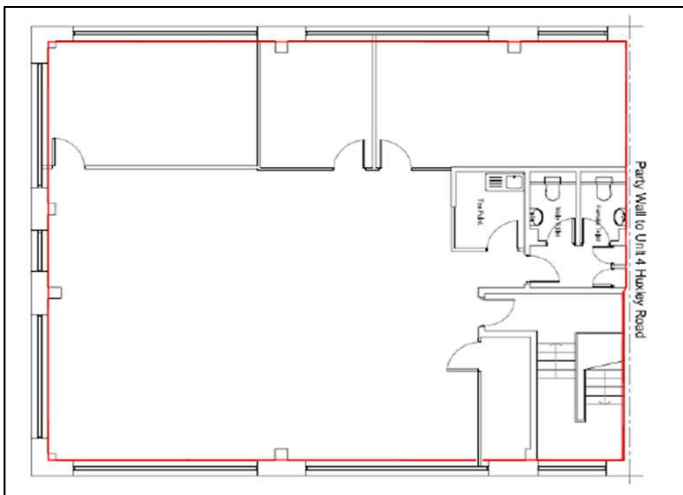
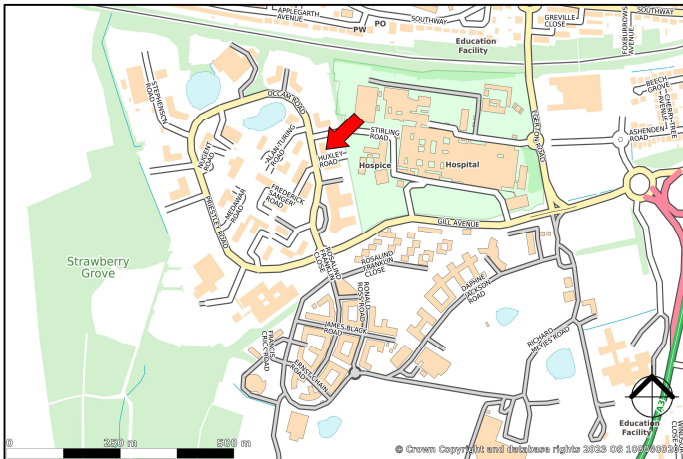


**1,903 SQ FT Available**

## 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 the Train Station.



## The Building

2 Huxley Road comprises a high quality detached office building.

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.

The building offers an unrivalled car parking ratio of 1:173 sq. ft.

## Schedule of Areas (NIA)

Floor	SQ FT	SQM
Ground Floor	1,903	177

## Specification

The property benefits from the following modern specification:

- Suspended ceilings
- VRF air conditioning
- Raised access flooring
- 11 parking spaces available (1:173 sq ft)
- EPC A (23)

## Terms

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

## EPC

EPC A (23). A copy is available on request.

## Rent

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:

### Ed Smith

T: 07836 656538

E: [edward.smith@realestate.bnpparibas](mailto:edward.smith@realestate.bnpparibas)

### Rebecca Hewitt

T: 07776 636539

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

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