



**BNP PARIBAS
REAL ESTATE**

GRADE A OFFICE SUITE TO LET

with private terrace

**Onslow House, Onslow Street
Guildford, Surrey GU1 4TN**



**6,753 SQ FT / 627 SQM
With 7 onsite parking spaces**

The Location

Guildford is the historic County Town of Surrey, based in the heart of the county and c.31 miles south west of London. Guildford is well connected to the M25 at Junction 9 (8 miles) via the A3. Heathrow and Gatwick Airports are both within 45 minutes drive time.

Guildford Station is only 3 minutes walk from the property and provides swift regular services to London Waterloo from only 32 mins. Direct rail services also go to Reading, Gatwick Airport, Portsmouth and many local destinations.

Onslow House is situated prominently on Onslow Street. Nearby occupiers include Stephens & Bolton, BDO, Supermassive Games and TWM. The property is directly opposite the Friary Centre and close to the extensive retailing on the High Street.



The Property

The Property is a prominent office headquarters with a prestige 1st Floor reception. Other occupiers in the property include EA Games and Evelyn Partners.

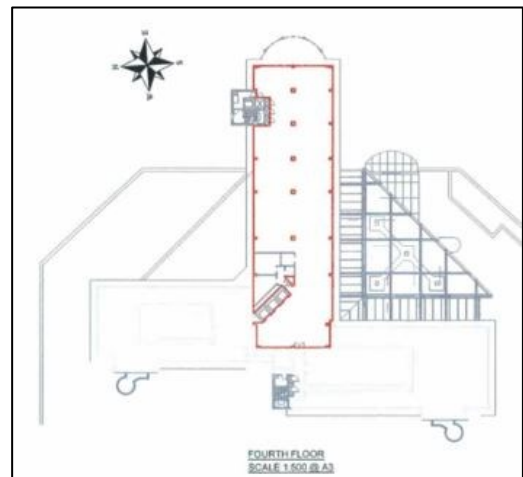
The available office space is located on the 4th Floor, offering excellent natural light and far reaching views across Guildford.

It benefits from a Grade A specification and a private terrace. Male & Female WC facilities are provided on every floor.

There are 7 allocated parking spaces reflecting an excellent Guildford town centre ratio of 1:946 sq ft.

Schedule of Areas (IPMS 3 approx)

Floor	SQ FT	SQM
4th Floor (Offices)	6,753	627



Not to scale

Specification

The property benefits from the following Grade A specification:

- Raised access floors
- Suspended ceilings and recessed lighting
- Sealed unit double glazing
- Fan coil air conditioning system
- Private terrace
- Kitchenette
- WC facilities on all levels
- Large prestige reception area



EPC

D(81).

Quoting Rent

Upon application.

VAT

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

Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain necessary information from parties.

Legal Costs

Each party to be responsible for their own legal costs.

Availability

The property is available immediately on a new lease subject to early surrender of the existing lease, or from April 2025.

Further Information and Inspections

Please contact the retained sole agents BNP Paribas Real Estate for further information or to arrange a viewing, which will be strictly by prior appointment through:

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