



To Let

A new opportunity to acquire a self-contained, HQ style office building that can be refurbished to meet occupier demands.

- Landscaped surrounds
- Headquarters building
- On-site amenity
- Excellent car parking
- Existing building of 86,496 sq ft
- Planning permission for up to 120,000 sq ft
- To be comprehensively redeveloped

Building 4 Guildford Business Park

Guildford, GU2 8XH

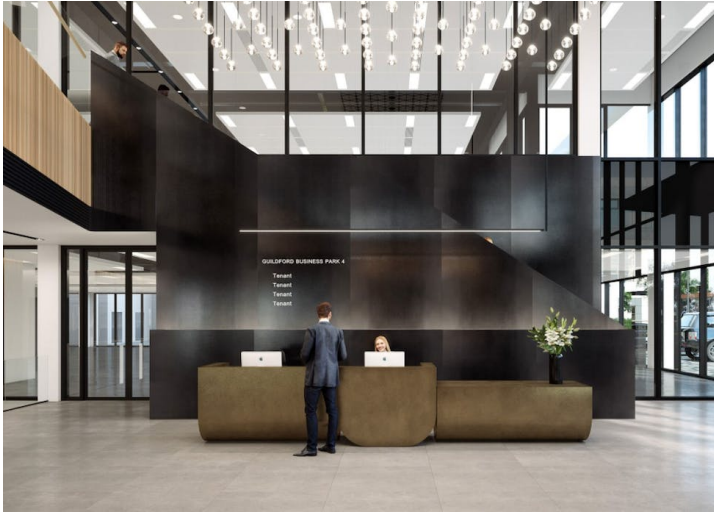
1,202 to 108,626 sq ft

111.67 to 10,091.69 sq m

Reference: #18809

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Summary

Available Size	1,202 to 108,626 sq ft / 111.67 to 10,091.69 sq m
Rent	Rent on Application
Rates Payable	£11 per sq ft Estimate
Service Charge	£4.48 per sq ft
Estate Charge	£2.60 per sq ft
EPC	E (124)

Location

Without doubt, one of Guildford's most prominent and recognisable office buildings, Building 2 is situated in a prime position on Guildford Business Park giving instant access to the A3.

As you would expect for a business location with such world renowned corporates as Philips and Colgate Palmolive, parking is excellent.

Dedicated Guildford Business Park shuttle bus services run to and from Guildford town centre and train station, enabling excellent access for staff and visitors alike.

Accommodation

Floor/Unit	Size	Availability
3rd	16,026 sq ft	Available
2nd	29,375 sq ft	Available
1st	28,873 sq ft	Available
Ground	33,146 sq ft	Available
Ground	1,202 sq ft	Available

Specification

Further details available on request.

Terms

Further details available on request.

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