

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

OFFICE – 8,761 SQ FT (813.9 SQ M)

65 Woodbridge Road, Guildford, Surrey, GU1 4RD

DESCRIPTION

65 Woodbridge Road is a high-quality, modern office building completed in 2009 and refurbished in 2021 to include the reception, ground, 2nd floors & common parts. The 2nd floor is fully fitted & ready for occupation with the existing fit out comprising 101 desks, 6 meeting rooms, 2 dedicated sound recording studios, informal breakout space and a generous central kitchen area. Currently there are highly specified IT/comms rooms on the floor that could be either reused or repurposed to more generic office use.

LOCATION

The property is located on Woodbridge Road, which is one of the main arterial roads into Guildford town centre. The station, shopping areas and restaurants are within a short walk. Guildford station provides regular services to London Waterloo (journey time approx. 35 minutes).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Second Floor Office	8761	813.9
TOTAL	8761	813.9

AMENITIES / OPPORTUNITY

- Fitted space ready for occupation
- Town centre - only 10 mins walk from Guildford Station
- Prominent location & rear communal terrace
- Air conditioning with secure basement parking (8 spaces)
- Full access raised floor
- 101 desks, 6 meeting rooms and kitchen breakout

RENT

On application

VAT

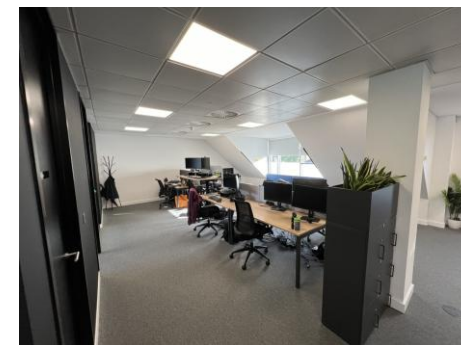
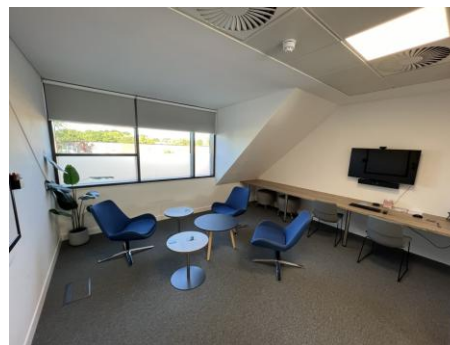
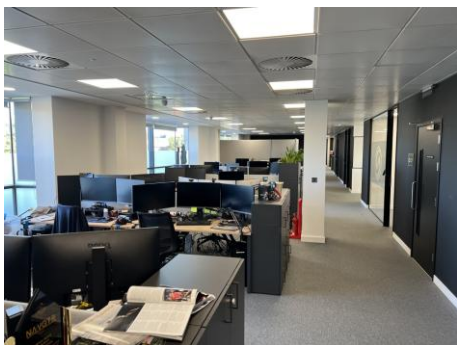
VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of B.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS –

Tim Shaw

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e: tshaw@shw.co.uk

Elliot Hope

t: 07860 506885

e: ehope@shw.co.uk

Stephen Foster

e: stephen@bureauoffice.co.uk



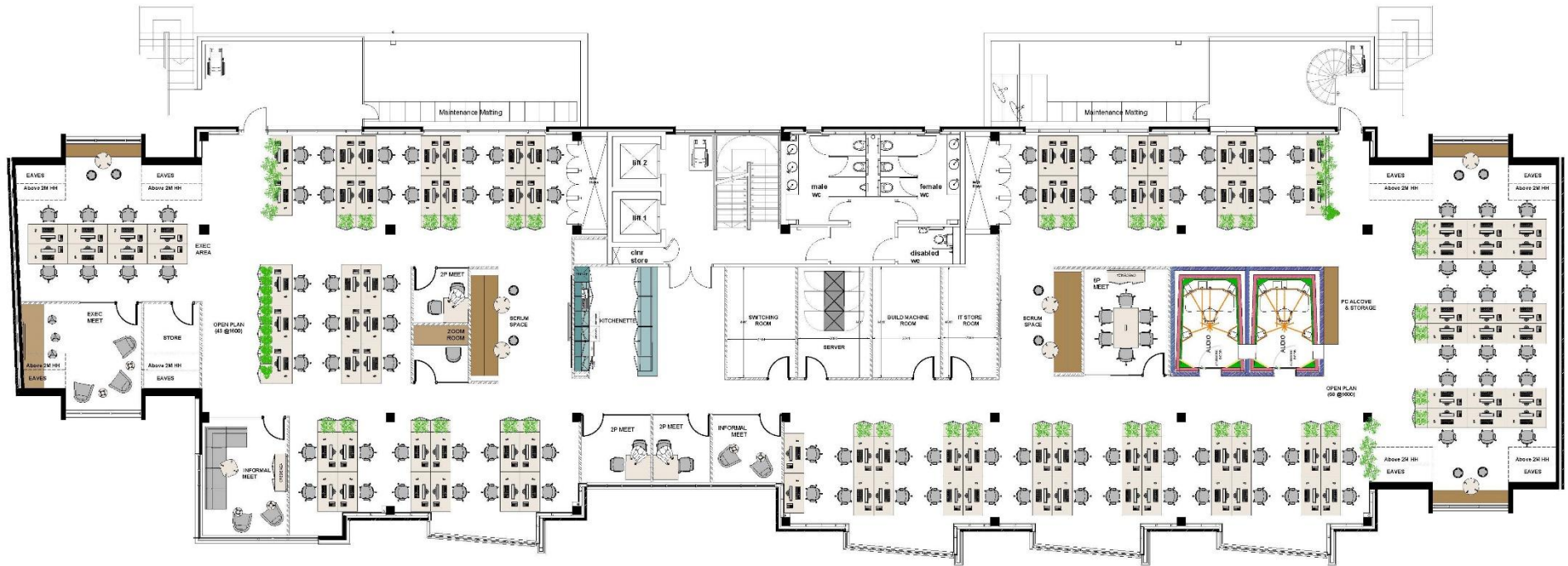
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2F SECOND FLOOR
SCALE 1:100

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