



OFFICE TO LET

ONSLow HOUSE

Onslow Street, Guildford, GU1 4TN

GRADE A OFFICE SUITE TO LET WITH PRIVATE TERRACE IN GUILDFORD TOWN CENTRE

6,753 SQ FT (627.37 SQ M)



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DETAILS

DESCRIPTION

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. 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

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	6,753	627.37	Available
Total	6,753	627.37	

KEY FEATURES

- Grade A suite in town centre location
- Private terrace
- 7 allocated car parking spaces
- 3 minute walk to Guildford train station
- Far reaching views across Guildford
- Excellent natural light

OUTGOINGS

- **Rent:** £43.50 per sq ft Available immediately on a new lease subject to early surrender of the existing lease, or from April 2025
- **Rates:** £12.84 per sq ft
- **Service charge:** n/a
- **EPC:** D (81)

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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.

CONTACT US

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