

BRAMLEY HOUSE

The Guildway
Old Portsmouth Road
Guildford, Surrey GU3 1LR



Managed by
YAKEL

A Prestigious Headquarters in the heart of Surrey

Bramley House is a **modern, Grade A headquarters-style** office building set within beautifully landscaped surroundings at **The Guildway Business Park**, approximately 1.5 miles south of Guildford town centre.

Common parts have recently been **refurbished** to an exceptional standard, making Bramley House one of the most attractive office addresses in the Surrey Hills.

The building provides an inspiring, professional working environment ideally suited to medium-sized operations looking for **quality, flexibility, and convenience**.

Size	3,085 sq ft
Rent	From £6,500 per month
Lease	Terms to be agreed
Options	Furnished or unfurnished
Parking	Generous allocation (min. 1:200 sq ft)





Everything Your Business Needs, Already in Place

Bramley House has been thoughtfully designed and maintained to provide a seamless working experience from day one.



GRADE A OFFICE
ACCOMMODATION



RECENTLY
REFURBISHED



AIR CONDITIONING
THROUGHOUT



HIGH SPEED
INTERNET



INTERCOM
ACCESS



DISABLED
ACCESS



BREAKOUT
SPACES



CYCLE
STORAGE



EXCELLENT
PARKING

Flexible Workspace Options

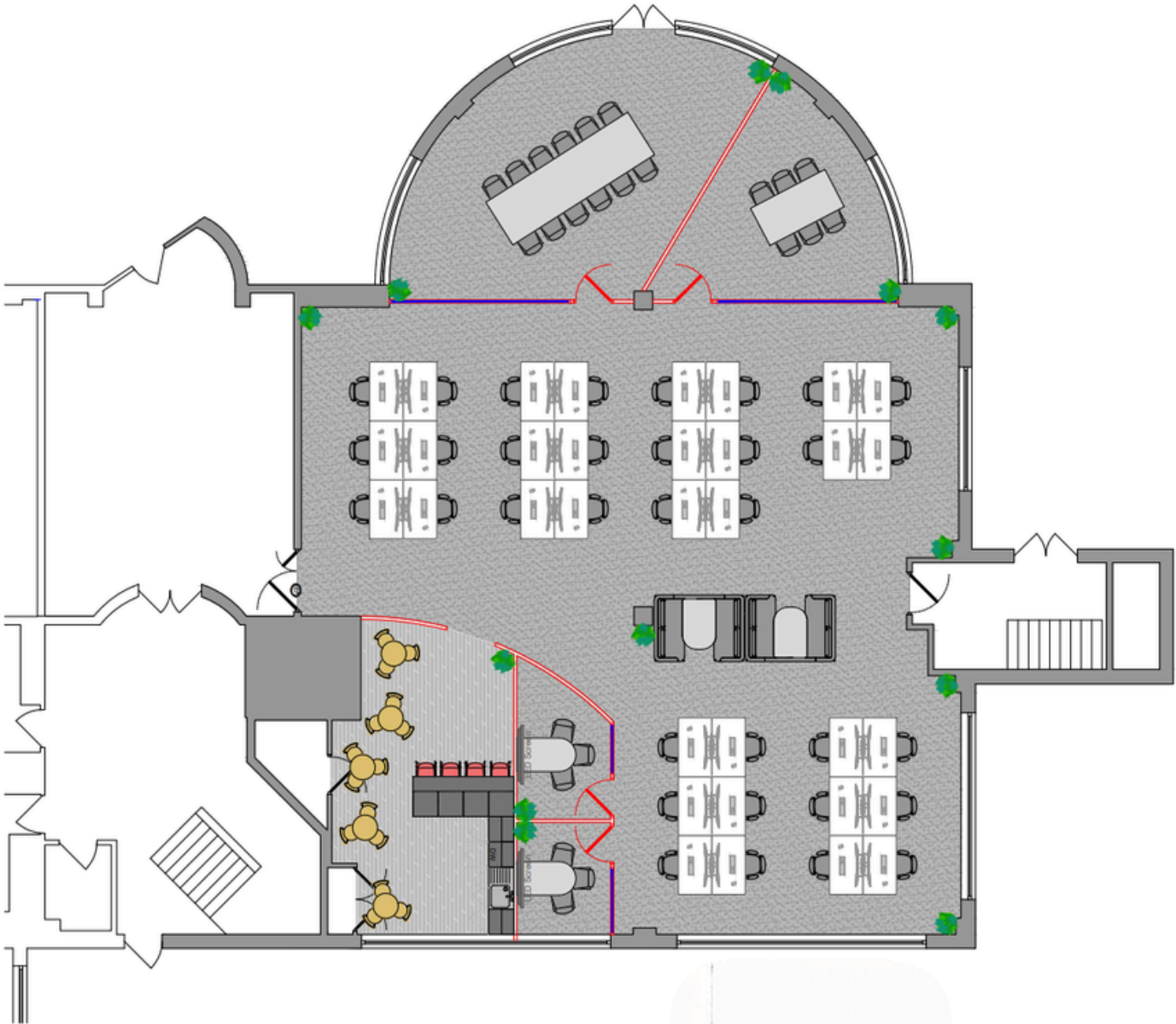
Suites are available furnished or unfurnished, allowing you to move in immediately or configure the space entirely to your own requirements.

All-Inclusive Package Available

An all-inclusive option is available, covering building services, utilities and facilities management, so you can focus entirely on your business.





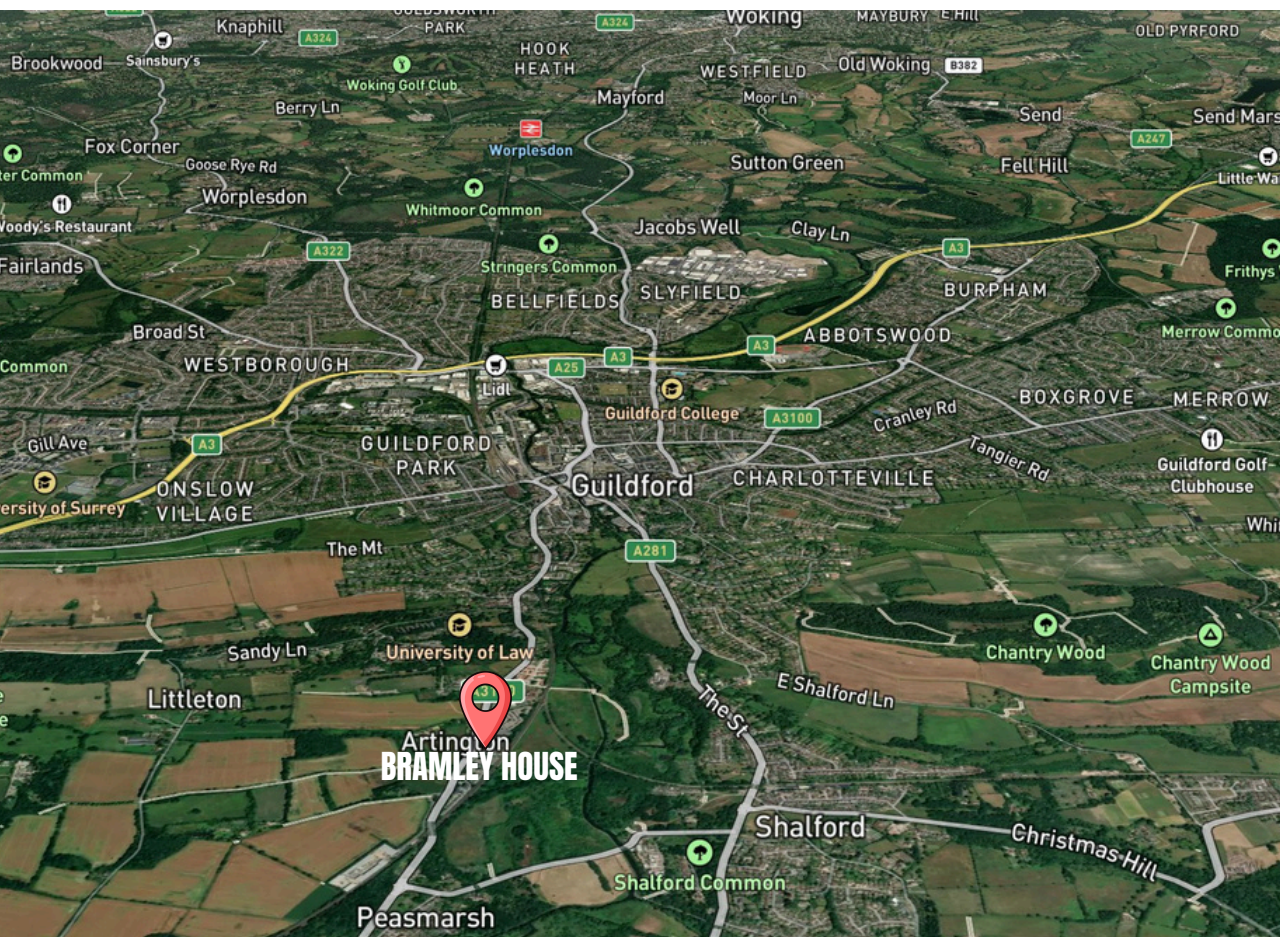


One of the UK's Most Sought-After Business Addresses

Set in the **Surrey Hills**, Bramley House combines a tranquil, green environment with **outstanding connectivity** to London and the wider South East.

The Guildway Business Park occupies an enviable position adjacent to the River Wey, where the towpath provides a wonderful escape for lunchtime walks, jogging and cycling. The rolling countryside of the 1,400-acre Loseley Estate borders the park, and yet Guildford town centre - with its **broad range of retail, restaurants and amenities** - is just minutes away.

Guildford itself is one of the most **vibrant and economically productive towns** in the South East, consistently ranked among the best places to work and live in the UK. It is home to a strong professional services, technology, and life sciences cluster, making Bramley House an ideal base for growing businesses wanting to attract and retain top talent.





River Wey



Guildford Shopping Mall



Guildford High Street

Life Outside the Office

Fitness & Wellbeing

CrossFit / Weightlifting - Pew Corner, Old Portsmouth Road (less than 0.5 miles away)
Guildford town centre has multiple gyms including PureGym and The Gym Group, all accessible by Park & Ride
River Wey towpath and Loseley Estate - perfect for running, walking and cycling at lunchtime

Dining & Coffee

Guildford town centre offers over 100 restaurants, cafés and bars - from independent coffee shops and gastro pubs to international cuisine. With the Park & Ride directly adjacent to the building, the town's food scene is just minutes away.

Shopping & Retail

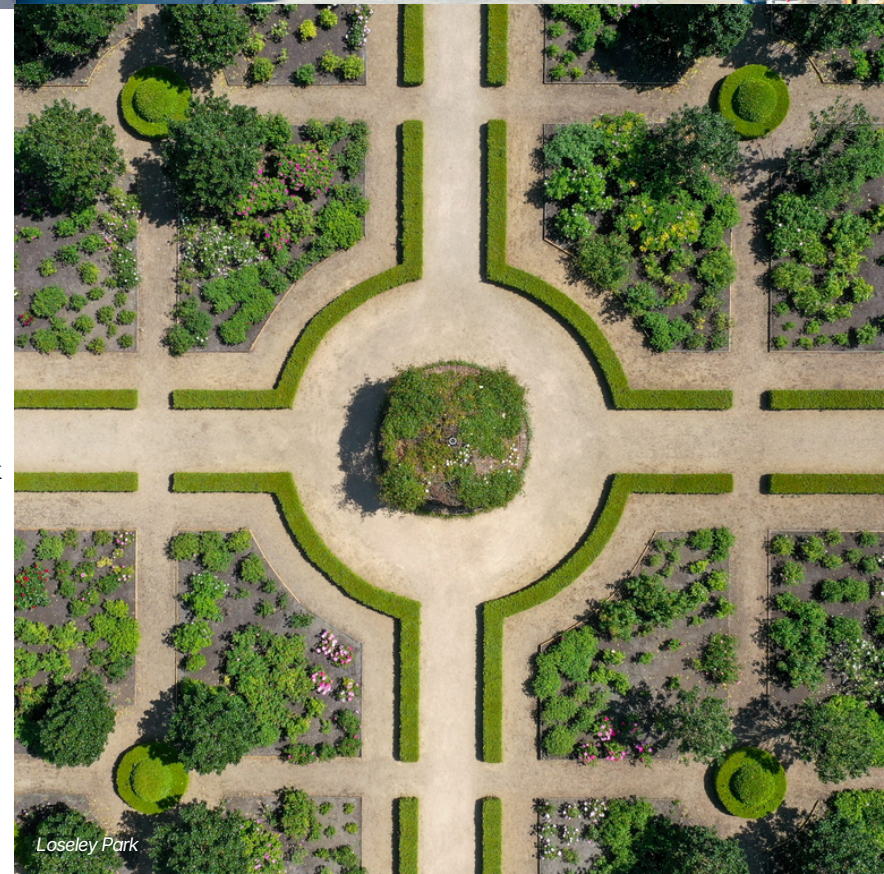
The Friary Centre and Tunsgate Quarter in central Guildford provide a full range of retail options, easily reached by Park & Ride or a short drive.

Countryside & Green Space

Loseley Park - a historic estate with grounds, café and events, under 1 mile
River Wey National Trust towpath - cycling and walking right from the business park
Surrey Hills Area of Outstanding Natural Beauty - on the doorstep

Hotels for Client Visits

Guildford town centre has several well-regarded hotels including the Harbour Hotel, Holiday Inn, and the Angel Hotel, all easily accessible for overnight client stays.



Loseley Park



Perfectly Connected

Bramley House sits prominently on the A3100 (Old Portsmouth Road), the main route between Guildford and Godalming.

By Road

Artington Park & Ride - immediately adjacent to the building
A3 (Portsmouth Road) - 2.5 miles
M25 Junction 10 - approx. 10 miles
London - approx. 35 miles via the A3

By Rail

Shalford Station - 0.6 miles (short walk) - serving Redhill, Farnborough & North Camp
Guildford Station - 1.5 miles - direct trains to London Waterloo from 35 minutes
Farncombe Station - 1.6 miles

By Air

Heathrow Airport - approx. 30 miles
Gatwick Airport - approx. 25 miles

Park & Ride

The Artington Park & Ride facility is directly adjacent to the site, providing frequent bus services into Guildford town centre - ideal for staff commuting from the A3 corridor.

Interested? Let's Talk.

To arrange a viewing at Bramley House, or to find out more about the available terms, please contact the Yakel team:

Arie Hogendoorn

Office: 0151 735 0275

Mobile: +44 7367 504 055

Email: arie@yakel.co.uk

yakel.co.uk

YAKEL

Misrepresentation Act 1967 — These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Prices and terms are subject to change. VAT may be applicable. Interested parties should satisfy themselves as to all matters by independent enquiry.

