



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Grade A HQ Office

4,959 sq. ft / 10,493 sq. ft / 15,452 sq. ft

Ranger House, Walnut Tree Close, Guildford, Surrey GU1 4UL



RANGER
HOUSE

Guildford Station
Main entrance →
Short wait parking →
Premium car park →

- Grade A HQ Office
- Directly adjacent to Guildford Train Station
- 3rd Floor and part Ground Floor available following refurbishment
- Air Conditioning and Raised Floors
- Shower Facilities
- Car Parking Ratio of 1:593 sq. ft
- Manned Reception
- 24/7 Access

LOCATION

Ranger House is prominently situated adjacent to Guildford Station, right at the centre of Surrey's largest city. Improvement works are underway to transform the station and surrounds into a new £150m Station Quarter which will include 57,000 sq ft of new retail and offices, and 438 new homes, due to be complete by 2026.

Ranger House benefits from quick and easy access to the A3 or A31 and, in turn, the national motorway network. The town also benefits from excellent rail links, with direct services into Central London in under 40 minutes, as well as Reading, Farnham and Portsmouth Harbour.

DESCRIPTION

Ranger House is a Grade A headquarters office building located in a prominent position directly adjacent to Guildford Station. This iconic building offers 41,000 sq ft of office space over ground and three upper floors. The available space is about to undergo a transformative refurbishment with a vision to provide top tier workspace tailored to modern professional needs. Tenants within Ranger House include Ameresco and Supermassive Games.

ACCOMMODATION

Floor	Sq Ft	Sq M
Third Floor	10,493	974.8
Pt Ground	4,959	460.7
Total	15,452	1,435.5

The third floor is capable of being split to provide two smaller suites, if required.

RENT

On application

RATES

3rd Floor: £257,500

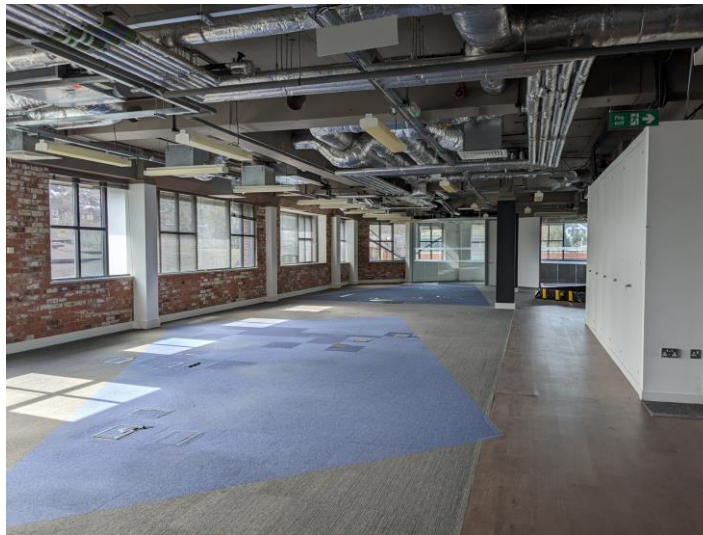
Pt Ground Floor: £136,000

EPC

E - 103

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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