

GUILDFORD, GU1 4EH



FOR VISUALISATION PU

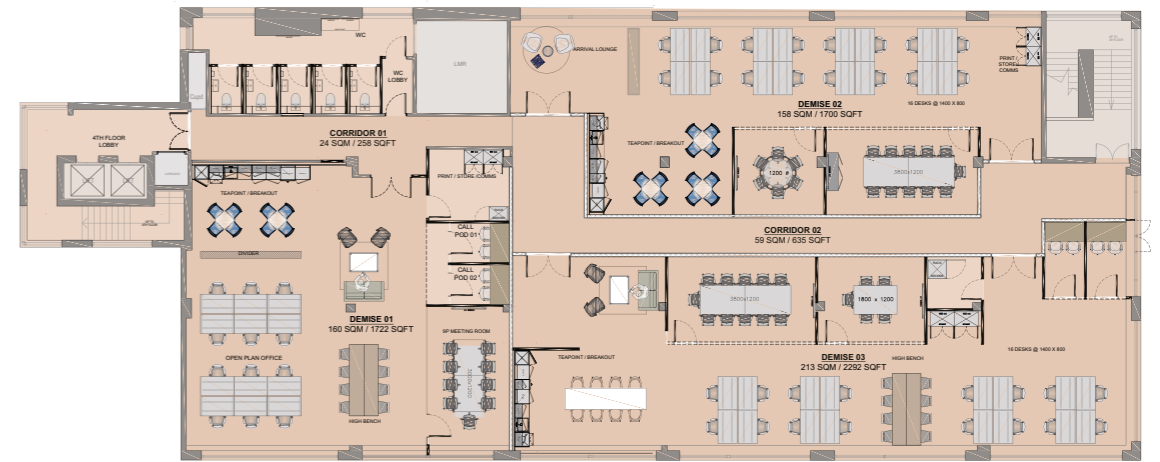
**Brand new fully fitted Grade A office suites
from 1,700 sq ft in Guildford town centre**



Friary Court is a distinctive office building arranged over four floors, part of which straddles Millbrook as it joins the central one way system.

The building has been the subject of extensive refurbishment scheme which comprises all of the common parts as well as the entire 4th floor.

The available accommodation on the 4th floor provides three brand new fully fitted Grade A office suites ready for immediate occupation.



Not to scale - for indicative purposes only.

Fourth floor	Area (sq ft)	Area (sq m)
Suite 1	1,722	160
Suite 2	1,700	158
Suite 3	2,292	213
Total	5,941	552



New extensive building refurbishment



Air conditioning



Raised access floors



Modern entrance hall



Excellent natural light



Secure on-site car spaces



Shower facilities



Fully fitted suites



Brand new toilet facilities throughout



EPC rating B



SURROUND

Guildford is the historic county town of Surrey located some 30 miles to the south of London just off the main A3 London to Portsmouth trunk road which provides easy access to the South Coast, M25 and thus the entire motorway network.

Guildford is also home to the Surrey Research Park and a wide range of businesses including corporates, government agencies, solicitors, accountants, professional businesses generally and SMEs.

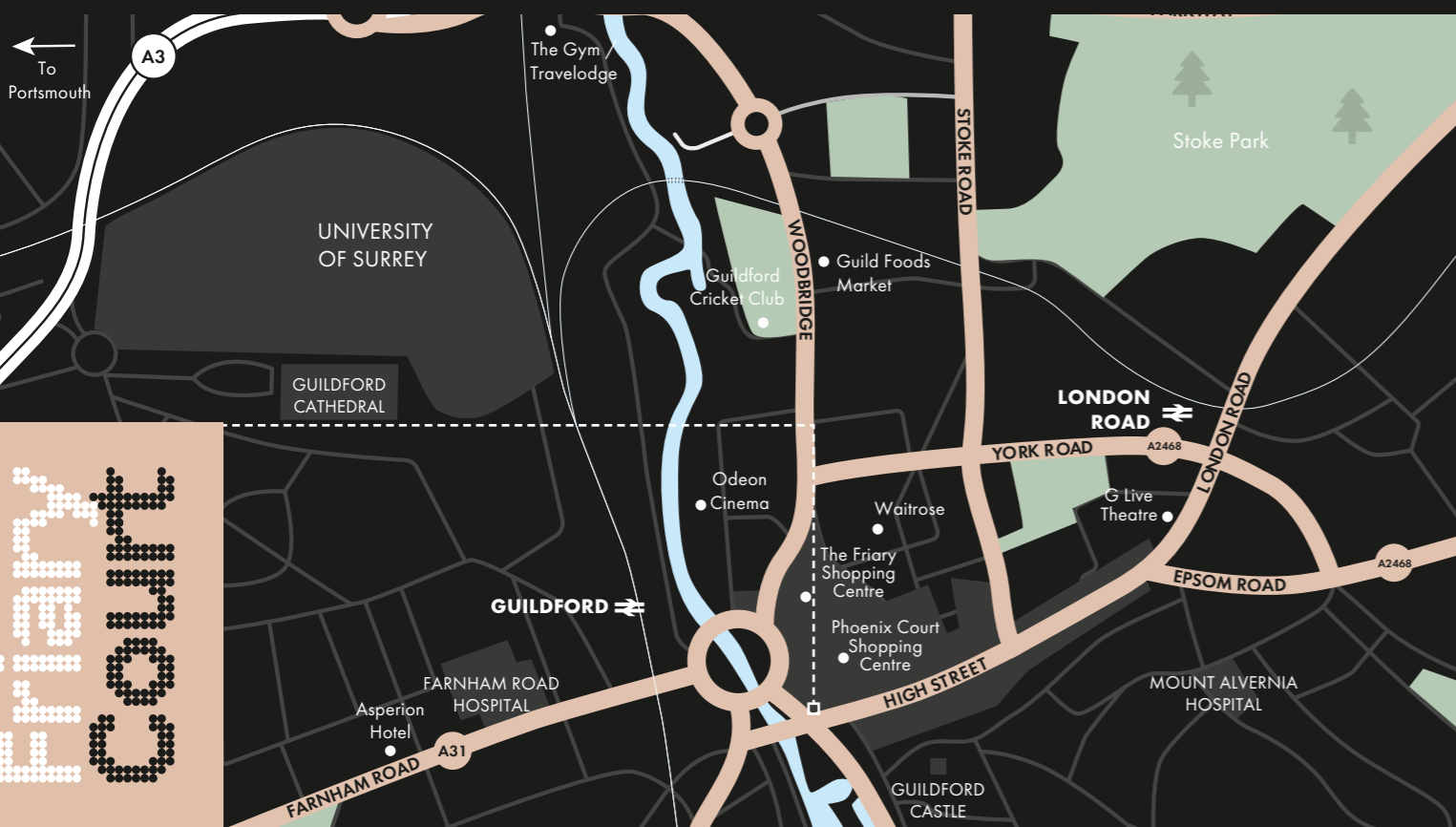
In recent years Guildford has developed into a major centre of the Games industry being home to the likes of Electronic Arts, Super Massive Games, Larion, Playsport Games and many other smaller off shoots.

Friary Court is well located at the western end of the cobbled High Street in the heart of Guildford town centre, close to all shopping, restaurant and entertainment facilities. The mainline railway station is with 5 mins walk of

the property where regular train services provide easy access to Central London and the main regional centres and local routes serve surrounding towns and villages. The central bus station is within 3 mins walk of the property from which buses serve the local catchment area.

ROAD 🚗	MINS
Heathrow	35 mins
Gatwick	40 mins

RAIL 🚂	MINS
Central London (Waterloo)	30 mins
Godalming	6 mins
Woking	8 mins
Petersfield	30 mins
Reading	37 mins
Portsmouth	53 mins



WELCOME





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