



Owen
Isherwood
CHARTERED SURVEYORS

Frederick Sanger Road, Surrey Research Park, Guildford, GU2 7YD
TO LET - 1,143 - 17,678 SQ FT (106.19 - 1,642.33 SQ M)

High-quality, flexible space within Surrey Research Park.

- Suitable for office, clinical, laboratory, digital and high-tech uses.
- Single or multiple unit configurations to suit occupier requirements.
- Suspended ceilings with LED lighting.
- Modern fitted kitchens and WCs.
- Ample free on-site parking.
- Excellent on-site amenities, including a dedicated EV charging hub and café.
- Thriving community of over 200 innovative start-ups and established businesses.
- Flexible lease terms offered.
- Ready for immediate occupation.



Description

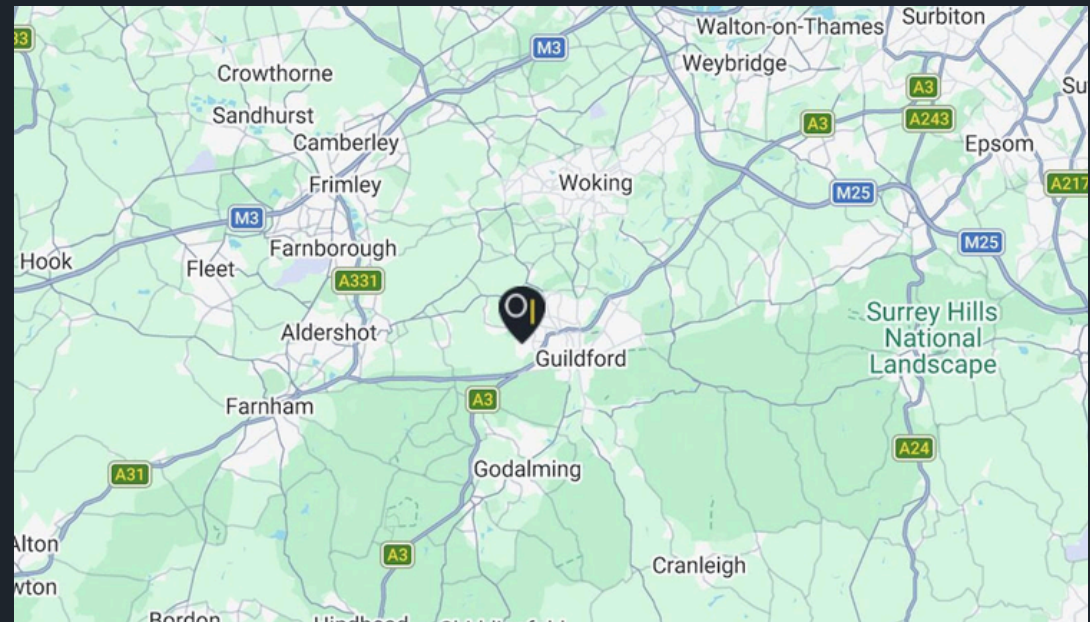
The units at Frederick Sanger road occupy a prominent position within the Surrey Research Park.

Available to let as individual units or in multiples, they offer a high degree of flexibility to accommodate a range of occupiers and business requirements.

Each unit benefits from extensive glazing offering excellent natural light, together with flexible open-plan floorplates, modern fitted kitchen areas, WCs, suspended ceilings and LED lighting.

Externally, occupiers benefit from ample free on-site parking, a dedicated EV charging hub, and extensive attractive, landscaped grounds with scenic pond and picnic areas.

Other facilities include access to Surrey Sports Park, an on-site café, and a free shuttle bus service that operates between the Research Park and Guildford train station.



Location

Surrey Research Park is one of the UK's leading innovation and technology campuses, owned and operated by the University of Surrey. It is home to over 200 businesses across life sciences, digital, technology & light assembly and R&D sectors.

It is located 1.5 miles south-west of Guildford town centre and benefits from excellent connectivity. The A3 provides direct access to Central London, the M25 (Junction 10) and the wider motorway network, whilst Guildford Station offers regular services to London Waterloo in approximately 35 minutes.

A smarter base for your business in the South East...

University-Backed Innovation Ecosystem

Benefit from direct links to the University of Surrey, including access to research expertise, specialist facilities, student talent, and collaborative R&D opportunities.

Established Hub for digital, technology & light assembly opportunities

Join a thriving community of digital, technology & light assembly, and advanced engineering businesses, with occupiers including NHS Laboratories, BAE Systems, Airbus, Datar Cancer Genetics, SiSaf, 22 Cans and Aura Veterinary.

Access to Funding, Talent & Business Support

Occupiers may benefit from funding opportunities, talent pipeline and graduate recruitment programmes, Park-wide ESG initiatives, and direct connection to innovation ecosystems and networks.

Flexible Space Designed for Growth

From start-ups to established occupiers, Surrey Research Park offers flexible office and light engineering accommodation with the ability to scale as your business grows within a proven innovation environment.

Innovate, Grow, Thrive

Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 5	1,143	106.19	Available
Ground - Unit 23	1,296	120.40	Available
Ground - Unit 27	1,144	106.28	Available
Ground - Unit 31	1,290	119.84	Available
1st - Unit 22 and 24	2,299	213.58	Available
1st - Unit 28	1,171	108.79	Available
Building - Unit 29 and 30	2,307	214.33	Available
Building - Units 9-14	7,028	652.92	Coming Soon
Total	17,678	1,642.33	

Rent

On application.

Estate Charge

On application.

Business Rates

On application.

EPC

On application.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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