

TO LET

Fully furnished
contemporary
office suite

ANDREWS HOUSE

COLLEGE ROAD,
GUILDFORD, GU1 4QB

1,762 sq ft / 164 sq m

 **HARGREAVES**
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



FULLY FURNISHED CAT A+ WORKSPACE - READY FOR OCCUPATION

Contemporary fully fitted and furnished “plug and play” office accommodation offering open plan offices incorporating kitchen / break out area, together with large Board Room and two further offices is available on new lease terms direct from the Landlord.

The interior designed suite is offered with all furnishings and benefits from a brand-new air-conditioning system and three private car spaces in the car park to the rear of the building.

The property is located in the heart of Guildford town centre, within a short walk from the High Street, Friary Shopping Centre and Guildford mainline railway station providing a fast and frequent service to London Waterloo and Reading.



Cat A+ fully fitted accommodation



Impressive new reception area



3 car parking spaces



Bicycle storage & shower facilities



EPC to be reassessed



Energy efficient LED lighting



Newly installed air-conditioning



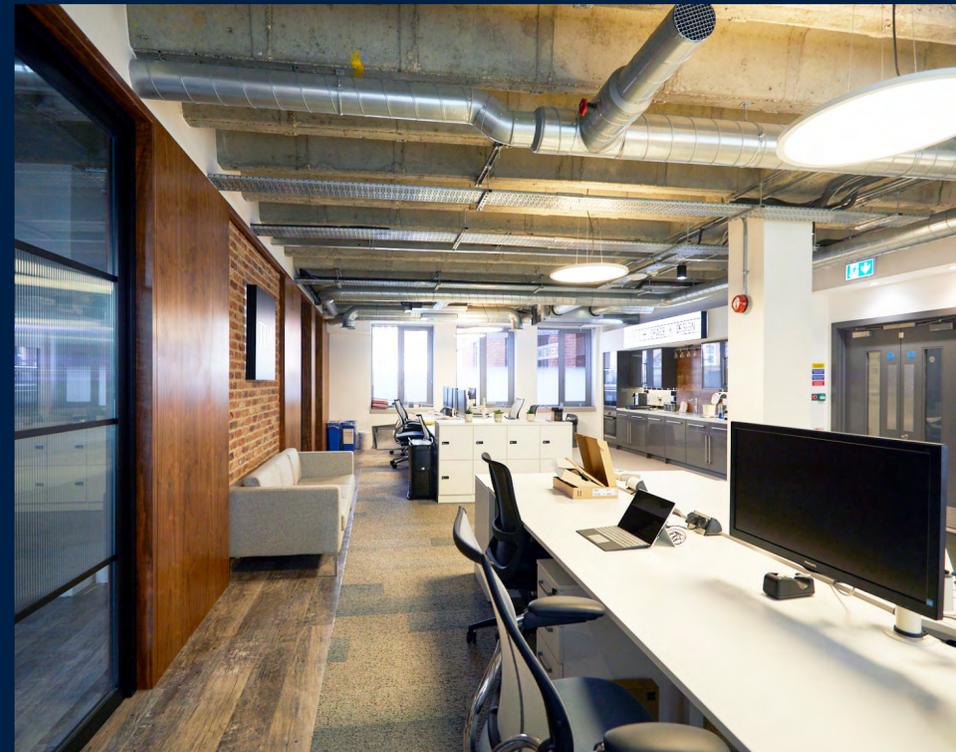
Fibre enabled



Media style exposed services



8 person passenger lift



ANDREWS HOUSE

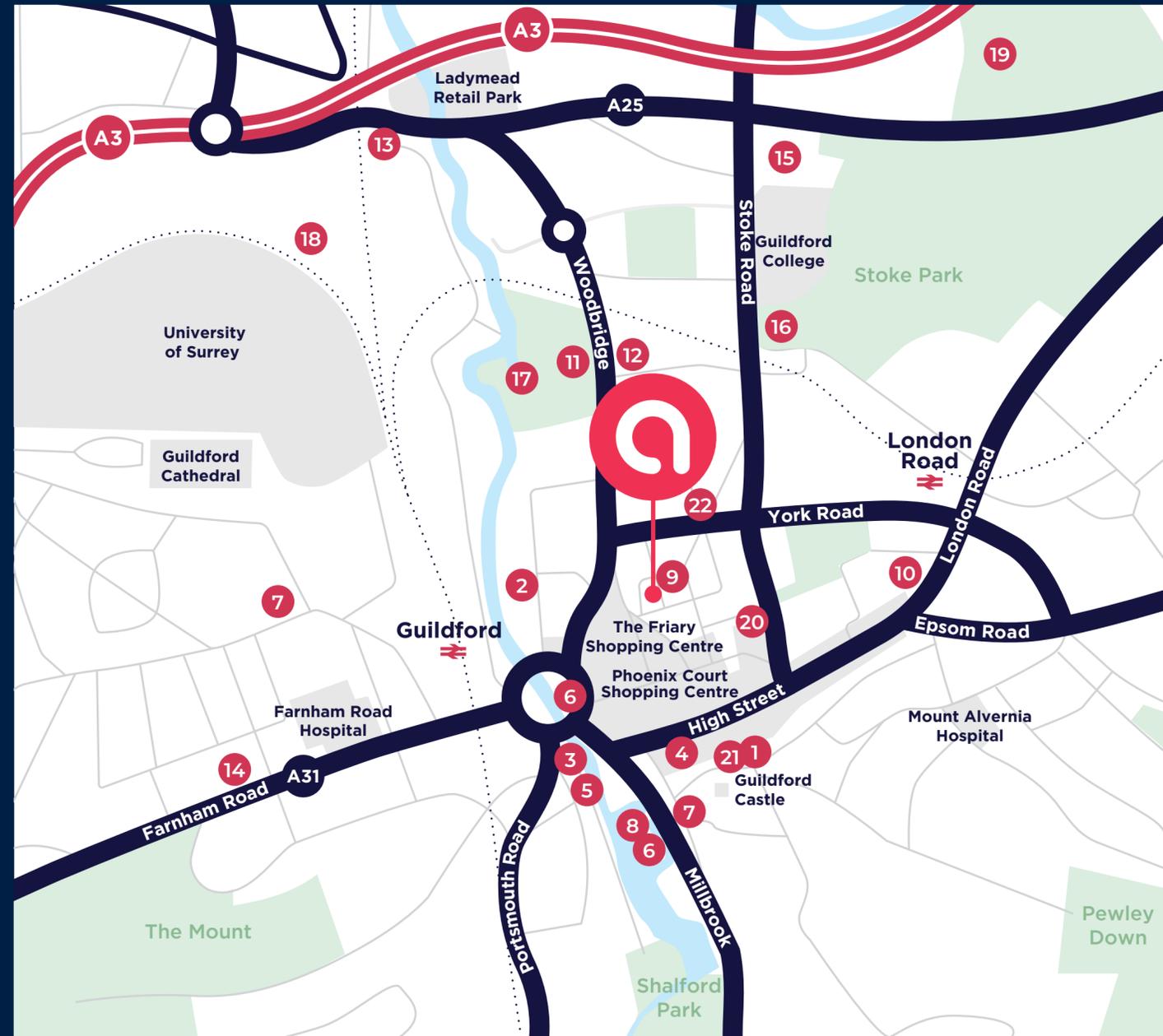
College Road, Guildford, GU1 4QB

A THRIVING TOWN CENTRE LOCATION

Andrews House occupies a prominent position on College Road, in Guildford town centre. The property sits adjacent to Waitrose and is a short walk from North Street, High Street and Friary Shopping Centre as well as the Commercial Road, Leapale Road and York Road car parks.

AN ABUNDANCE OF AMENITIES

- | | |
|----------------------------|--|
| 1. The Ivy Asia | 13. The Gym Group |
| 2. ODEON | 14. Asperion Hotel |
| 3. George Abbot | 15. Guildford Lido |
| 4. The Guildford Townhouse | 16. Ornamental Gardens |
| 5. The White House | 17. National Trust - River Wey and Godalming Navigations and Dapdune Wharf |
| 6. Electric Theatre | 18. Airhop Trampoline Park |
| 7. Guildford Museum | 19. Guildford Spectrum |
| 8. Yvonne Arnaud Theatre | 20. Turtle Bay |
| 9. Waitrose | 21. The Ivy Castle View |
| 10. G Live Theatre | 22. The Boilerroom Music and Cultural Arts Space |
| 11. Guildford Cricket Club | |
| 12. BP & Co-op | |



FULLY FURNISHED CONTEMPORARY OFFICE SUITE TO LET

SAT NAV:
what3words///tender.scam.cone

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EXCELLENT CONNECTIVITY

Guildford is within easy access of the UK's two largest airports (Heathrow and Gatwick). It is located 33 miles south west of central London and just 10 miles from Junction 10 of the M25 and 11 miles from Junction 3 of the M3, offering superb road connectivity to the national motorway network and the south west.

In addition to this, Guildford mainline railway station is within a 7 minute walk of Andrews House and provides regular services to London Waterloo, with a fastest journey time of 34 minutes and up to 9 trains an hour at peak times. It also offers direct services to Reading and Gatwick airport.

The A3 and A25 roads are both within a 10 minute drive, with the M25 Junction 10 just 15 minutes away.

10

miles to J10
M25

20

miles to
Heathrow

11

miles to
J3 M3

30

miles to
Central London

34

mins to
Waterloo
station

ECONOMY & REGENERATION



Guildford town centre

Solum Regeneration (JV between Kier and Network Rail) are on site with the £200M redevelopment of Guildford railway station, multiple storey car park and a vibrant station quarter with new shops and restaurants as well as residential accommodation comprising 438 new homes. For further information visit: www.solum.co.uk/development/guildford



The University of Surrey

The University of Surrey has played a huge part in Guildford's recent success, through scientific and technological research, with a reputation in health, medicine, space environmental and mobile communications. The University is home to over 15,000 students contributes over £1.8B to the national economy and via its ownership of the Surrey Research Park is home to over 100 companies involved in research and development.



North Street

The North Street regeneration project is well underway, which will provide a new pedestrianised shopping street joining the building to the town centre, together with 524 new homes, a new town square and refurbished bus station. For further information visit: www.northstreetregeneration.co.uk

IN GOOD COMPANY

Guildford is home to a large number of international and national occupiers.

These include BAE Systems, Allianz, BOC, RSM, Wargaming and Electronic Arts. The town is also home to a larger number of technology companies such as GRENKE, Evolve Dynamics, The Wiggly Line Company, MyGlobalHome, Securium, Superdielectrics and Packing to name but a few.

In addition, on the Life Science side, there is Aura Veterinary, SISAF Limited, Grant Genomics, Alliance Medical and Nature Metrics.

Guildford is also seen as the leading gaming community in the South of England, with a thriving community of both large and small gaming developers clustered in and around the town centre and business parks.

Allianz

BAE SYSTEMS

WARGAMING

GRENKE

EVOLVE
DYNAMICS

AURA
VETERINARY

8sisaf

LGC

Electronic Arts

AVAILABILITY SCHEDULE

The ground floor office suite offers the following approximate floor area:

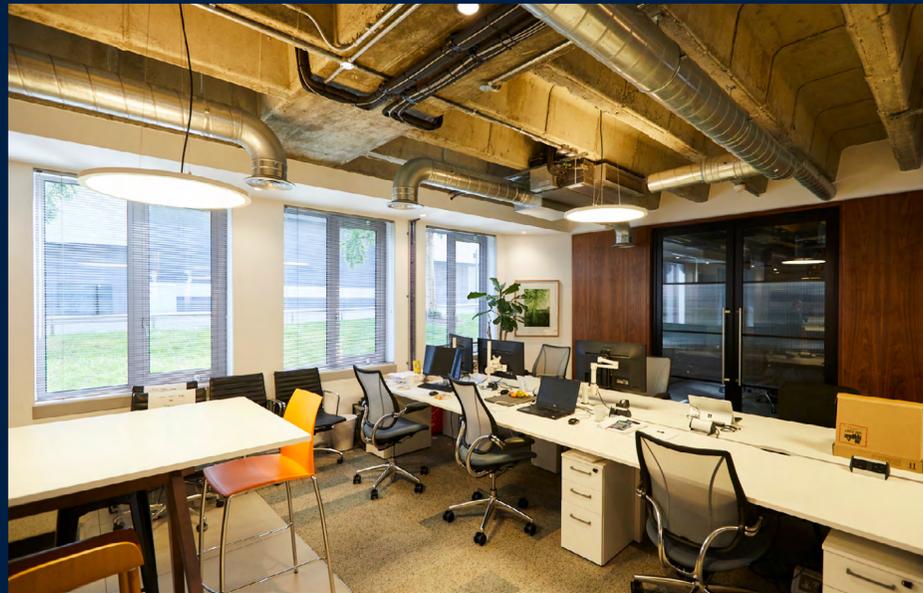
Accommodation	Size (sq ft)	Size (sq m)
Suite 3	1,762	164



Plan not to scale. For indicative purposes only.

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FURTHER INFORMATION

Terms

The office suite is available by way of a new effective full repairing & insuring lease, with terms to be negotiated and agreed.

Rent

£80,000 per annum exclusive.

Legal Costs

Each party to pay their own legal fees if incurred.

Contact

Piers Leigh
07967 726 301
pleigh@curchodandco.com

John Shaw
07808 896 311
jshaw@curchodandco.com

Tim Shaw
07834 626 792
tshaw@shw.co.uk

Elliot Hope
07860 506 885
ehope@shw.co.uk

VAT

VAT is charged on the quoting terms.

Rateable Value

£45,000.

Service Charge

Further information available upon request.

Owned by:



01903 777 772
leasing@hprop.co.uk
www.hargreaves.co.uk

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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CURCHOD&CO
01483 730060
curchodandco.com

SHW SHW.CO.UK
01483 538181

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