

Meridian House

TO LET

MERIDIAN HOUSE, 9-11 CHERTSEY STREET, GUILDFORD, GU1 4HD

RECENTLY REFURBISHED TOWN CENTRE OFFICE SUITE WITH PARKING
1,824 sq ft NIA



KEY HIGHLIGHTS

- First Floor
- Air Conditioning
- Raised Access Flooring
- Cat 5e Cabling
- Suspended Ceiling
- Fully Carpeted
- Double Glazing
- Entryphone System
- Kitchenette
- Separate W.C Facilities
- Two Car Parking Spaces
- CCTV
- Town Centre Location
- Recently Refurbished



DESCRIPTION

We are pleased to offer this recently refurbished first floor office suite within Meridian House. The accommodation provides predominantly open plan office space with separate cellular offices. The kitchenette is located in the heart of the space. The suite benefits from two allocated car parking spaces.

ACCOMMODATION

Available	Sq Ft	Sq M
1st Floor	1,824	169.48

LOCATION

Meridian House is centrally located in Guildford town centre and is situated 0.1 mile from Guildford High Street. The property sits on the western side of Chertsey Street in a highly accessible and central location, just 0.6 miles from Guildford railway station. The property benefits from immediate proximity to a wide range of amenities.

Guildford is a historic and affluent market town located in the county of Surrey, in South East England. It is known for its cobbled High Street, medieval architecture, and scenic views of the River Wey and surrounding countryside.

Guildford is located 30 miles southwest of central London. The A3 provides direct road access to London and Portsmouth, while the nearby M25 connects the town to the wider motorway network. Rail services from Guildford station offer frequent and fast connections to London Waterloo.

Meridian House 9-11 Chertsey Street, Guildford, Surrey, GU1 4HD



**IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. The floor areas have been provided in good faith by the Vendor and have not been verified by the agents.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 28.04.2026

TERMS

The office space is available by way of a new lease direct from the landlord with terms to be agreed.

RENT

£60,000 pax.

RATES

Rateable Value: £46,500.

SERVICE CHARGE

Upon application.

VIEWINGS

Strictly by appointment only. Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

VAT

VAT is applicable.

EPC

Meridian House has an EPC rating of C.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

For further information please contact:

Holly Purvis

Director, Savills
holly.purvis@savills.com
07977 371 475

Sam Sargeant

Senior Surveyor, Savills
samuel.sargeant@savills.com
07816 184 074

Peter Bellion

Director, Owen Isherwood
pab@owenisherwood.com
07905 419 795

