



Owen
Isherwood
CHARTERED SURVEYORS



2 Occam Court, Surrey Research Park, Guildford, GU2 7QB

TO LET - 11,674 SQ FT (1,084.55 SQ M)

High-Quality Laboratory & Office Facility

Rare opportunity to acquire a high-specification laboratory and office facility.

- Fully fitted laboratory space and modern open-plan office accommodation.
- Modern suspended ceilings incorporating recessed LED lighting.
- Located in attractive landscaped and biodiverse surroundings.
- Excellent floor-to-ceiling heights and efficient floorplates.
- Surrounding community of over 200 innovative startups and established businesses.
- Rear loading access.
- 65 on-site parking spaces.







Description

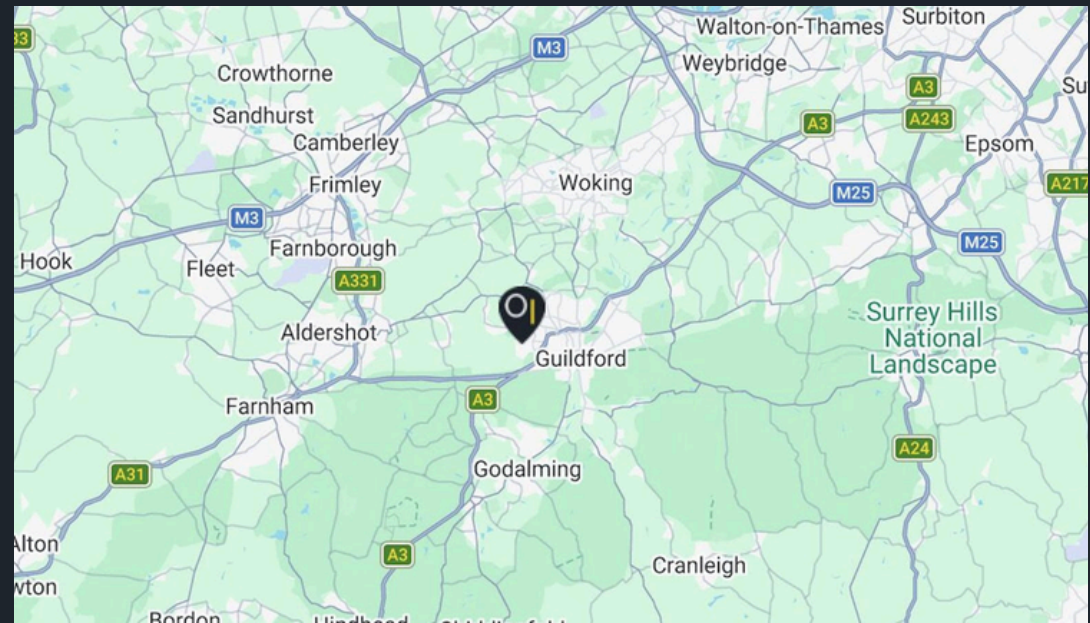
A rare opportunity to acquire a high-quality commercial facility comprising fitted laboratory space and modern open-plan office accommodation.

The property benefits from extensive full-height glazing, providing excellent natural light throughout, together with flexible floorplates suitable for a variety of occupiers and uses.

The existing laboratory fit-out includes benching, power distribution and specialist infrastructure, offering a cost-effective solution for scientific, R&D, technology and innovation-led businesses.

Further benefits include modern suspended ceilings with integrated LED lighting and comfort cooling/heating systems, all within an attractive working environment overlooking landscaped surroundings within the established Surrey Research Park.

Ready for immediate occupation.



Location

2 Occam Court occupies a prominent position within Surrey Research Park, one of the UK's leading innovation and technology campuses, owned and operated by the University of Surrey. Home to over 200 businesses across life sciences, technology, engineering, healthcare and R&D sectors.

The property 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.

Occupiers benefit from a range of nearby amenities in Guildford town centre, together with access to Surrey Sports Park, on-site cafés, childcare facilities and extensive parking.

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 Life Sciences, Healthcare & R&D

Join a thriving community of health, diagnostics, biotech, VetTech and advanced technology businesses, with occupiers including CellBX, Datar Cancer Genetics, BAE systems, Airbus, SiSaf 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 laboratory accommodation with the ability to scale as your business grows within a proven innovation environment.

Innovate, Grow, Thrive

Accommodation

Name	sq ft	sq m
Ground	5,680	527.69
1st	5,994	556.86
Total	11,674	1,084.55

Rent

On application.

Estate Charge

£1.24 psf

Business Rates

Available on request.

EPC

C

Legal Costs

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





Ground Floor



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