

65

WOOD
BRIDGE
ROAD

3,256 SQ FT – 17,358 SQ FT
QUALITY OFFICE SPACE TO LET
IN GUILDFORD TOWN CENTRE



REFURBISHED RECEPTION



GROUND FLOOR SUITE 01 |
CAT A REFURBISHMENT ILLUSTRATION

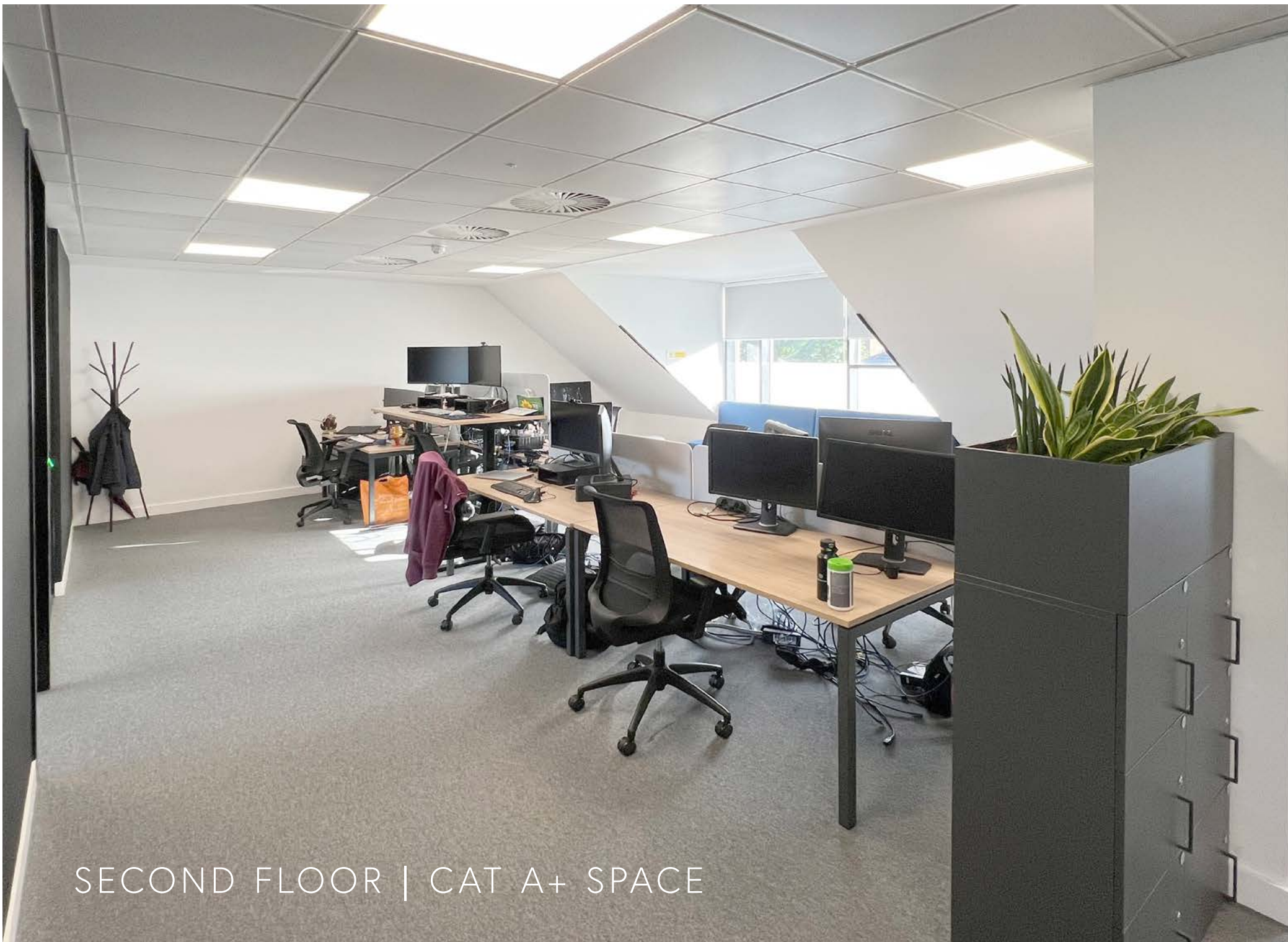


GROUND FLOOR SUITE 02 | CAT A+ SPACE



GROUND FLOOR SUITE 02 | CAT A+ SPACE

SECOND FLOOR | CAT A+ SPACE





SECOND FLOOR | CAT A+ SPACE

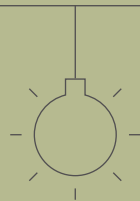
SPECIFICATION



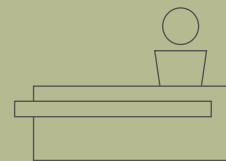
ATTRACTIVE
COMMUNAL TERRACE



GROUND SOURCE HEAT
PUMP AIR CONDITIONING



LED LIGHTING



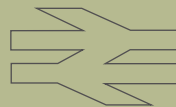
REFURBISHED RECEPTION



BUILDING CONNECTED
WITH ULTRAFAST INTERNET
UP TO 500 MBPS



PROMINENT TOWN
CENTRE LOCATION

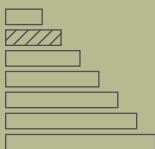


SHORT WALK
TO GUILDFORD
TRAIN STATION



CAR PARKING
RATIO 1:1,100 SQ FT

CONNECT.TELCOM.UK
/65-WOODBRIDGE-
ROAD-GUILDFORD



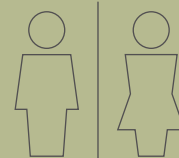
EPC B



22 SECURE
CYCLE SPACES



SHOWERS



MALE AND
FEMALE WCs

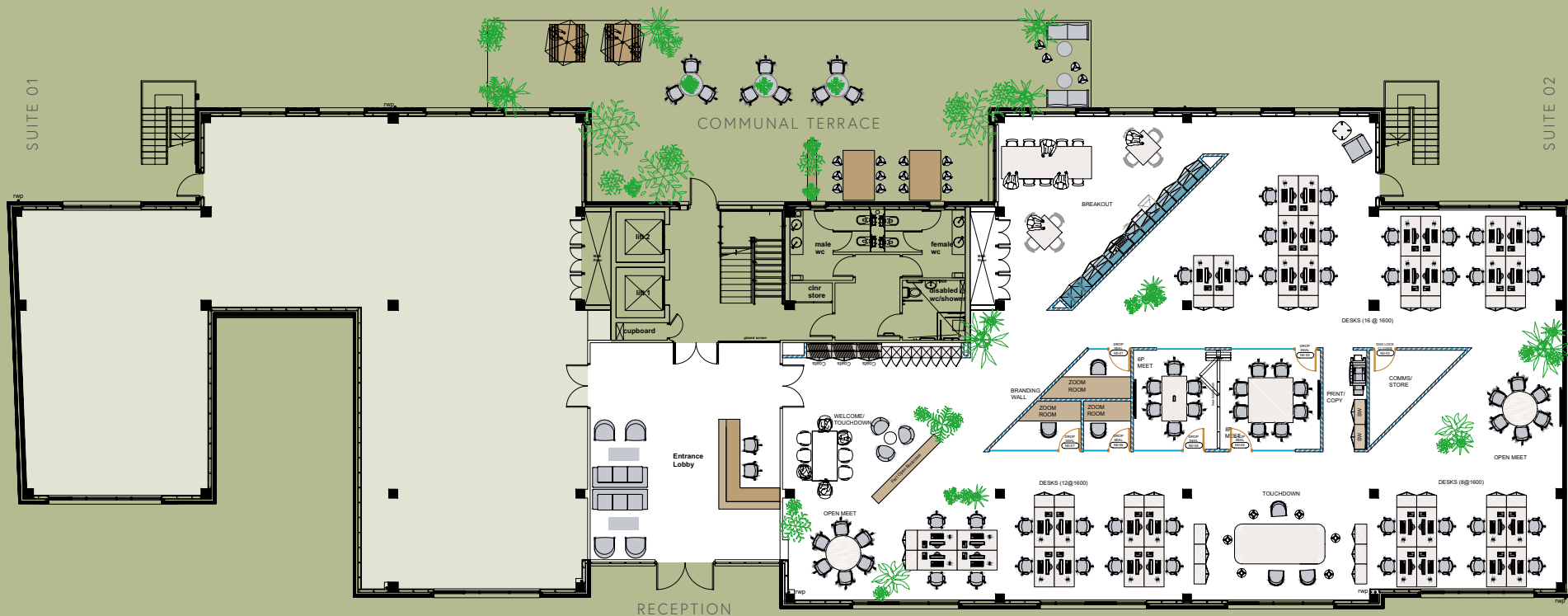
CAT A & CAT A+ SPACE

FLOOR	SQ FT	SQ M	CAR SPACES
GROUND FLOOR SUITE 01	3,256	302	3
GROUND FLOOR SUITE 02	5,335	496	5
SECOND FLOOR	8,767	814	8
TOTAL	17,358	1612	16

Ground Floor Suite 01 is offered as Cat A fully refurbished open plan space.

Ground Floor Suite 02 has been fitted and furnished to offer Cat A+ contemporary work space as shown on the floor plan.

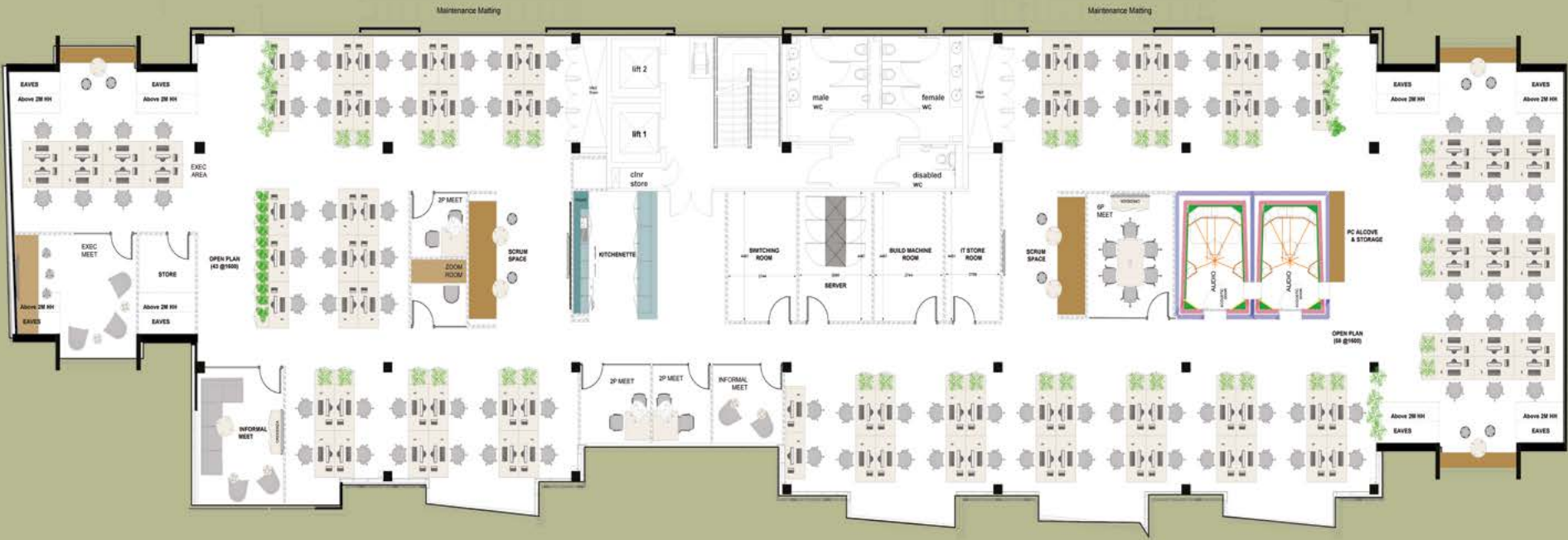
The space is fully networked and connected to enable quick and low capex occupation.



SECOND FLOOR | CAT A+ SPACE

FLOOR	SQ FT	SQ M	CAR SPACES
GROUND FLOOR SUITE 01	3,256	302	3
GROUND FLOOR SUITE 02	5,335	496	5
SECOND FLOOR	8,767	814	8
TOTAL	17,358	1612	16

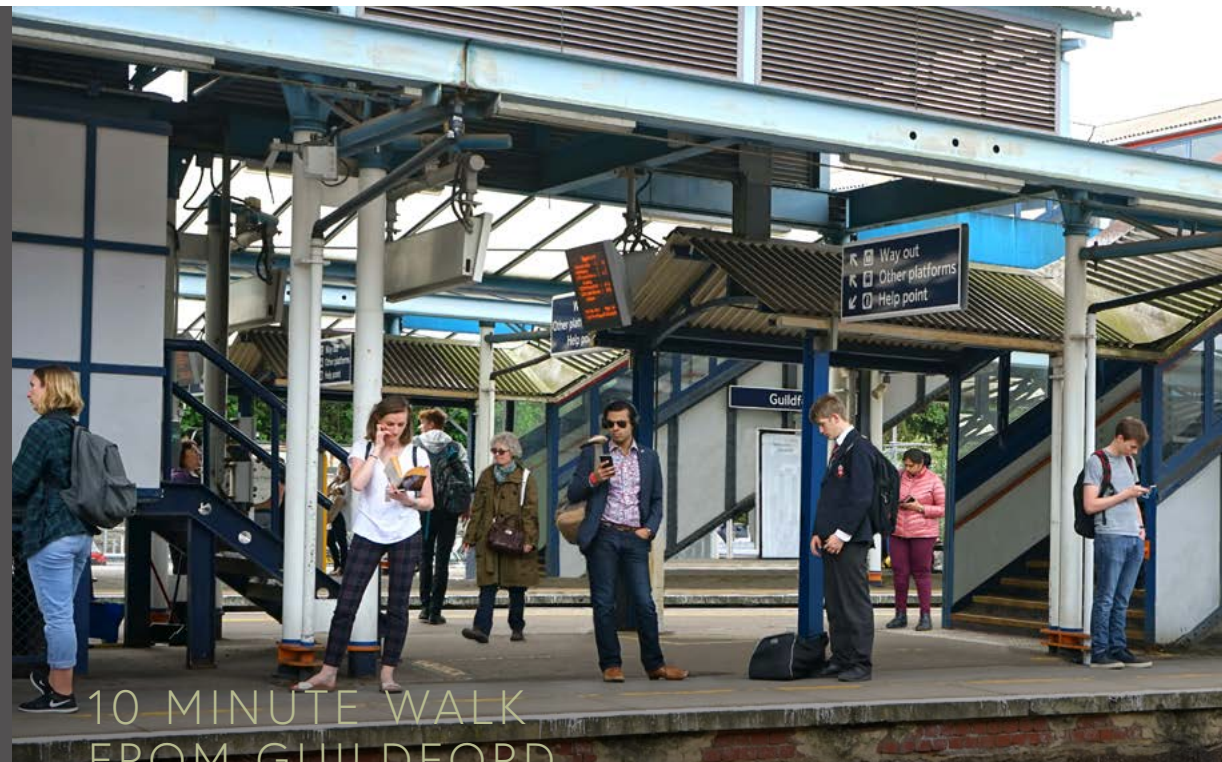
The second floor has been fitted and furnished to offer Cat A+ contemporary work space ready for occupation.



LOCATION & TRANSPORT



GUILDFORD STATION



10 MINUTE WALK
FROM GUILDFORD
TRAIN STATION

The property is located on the east side of Woodbridge Road, which is the main arterial route through Guildford town centre and is within a 10 minute walk from Guildford train station, along with the main shopping centre, restaurants and town centre car parks.

Guildford is located 35 miles south west of central London and is approximately 40 minutes from both Heathrow and Gatwick airports, as well as direct rail connections to central London stations including London Victoria, Waterloo and London Bridge.



GUILDFORD TOWN CENTRE



GUILDFORD CASTLE

65

WOOD
BRIDGE
ROAD

SATNAV: GU1 4RD



200+

RETAILERS
& SHOPS

100

EAT & DRINK
PLACES

3

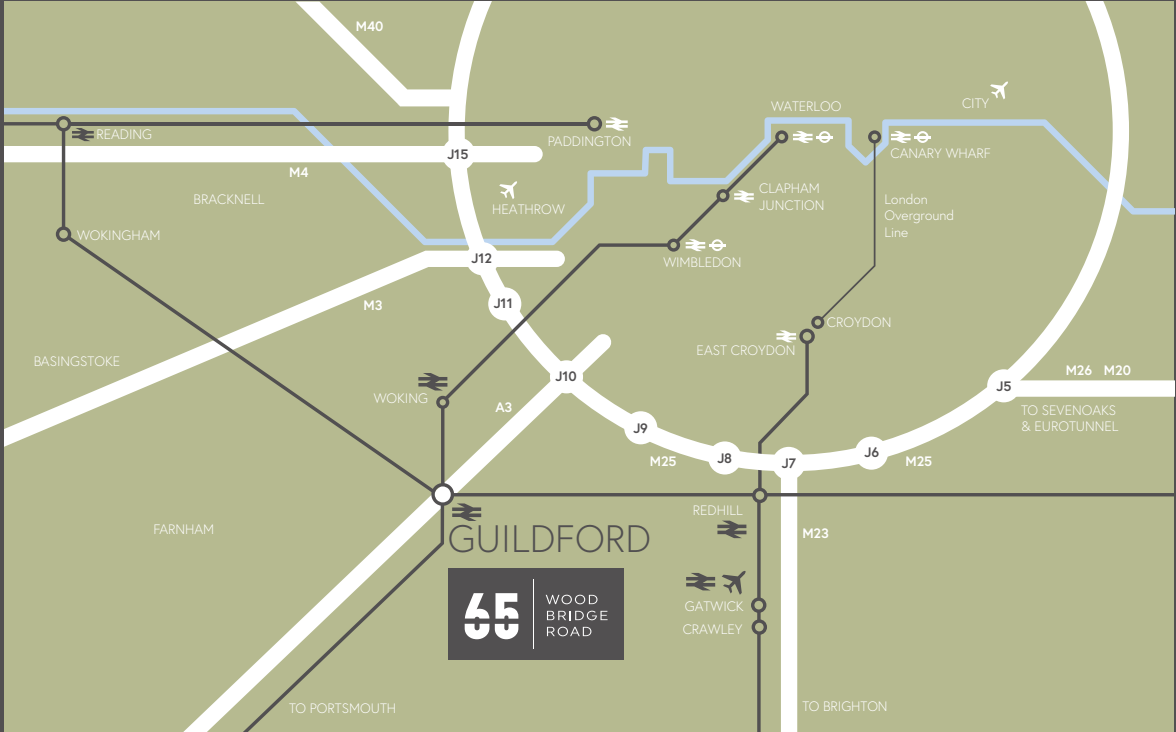
THEATRES
& ONE CINEMA

- 1 Punter Southall
- 2 Playsport Games
- 3 XPS
- 4 Electronic Arts

- 5 Highways Agency
- 6 Sycurio
- 7 Stevens & Bolton LLP
- 8 Ubisoft

- 9 Barclays Bank
- 10 Investec
- 11 Clyde & Co
- 12 Smith & Williamson

TRAVEL TIMES



Car	miles	Rail	mins
A3	1.1	Woking	8
M25 (Junction 10)	10	Clapham Junction	28
Heathrow Airport	22	Reading	35
Gatwick Airport	27	London Waterloo	37
London	33	Gatwick Airport	45
Portsmouth	27	Portsmouth	62
Reading	27	Canary Wharf	63

Based on fastest journey times

Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Financial Act 1989. Unless otherwise stated, all prices must satisfy themselves independently as the incidence of VAT in respect of any transaction. September 2025.



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