



Owen
Isherwood
CHARTERED SURVEYORS

40 Alan Turing Road, Surrey Research Park, Guildford, GU2 7YF
TO LET - 7,951 SQ FT (738.68 SQ M)
High-Quality R&D and Office Space

Rare opportunity to acquire a high-specification R&D and office facility.

- Ground floor suitable for Dry Labs and Light Assembly and Testing
- Suspended ceilings with LED lighting.
- Full-height electric loading door.
- 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.
- Modern fitted kitchen/breakout area.
- Ample on-site parking, including a dedicated EV charging hub.







Description

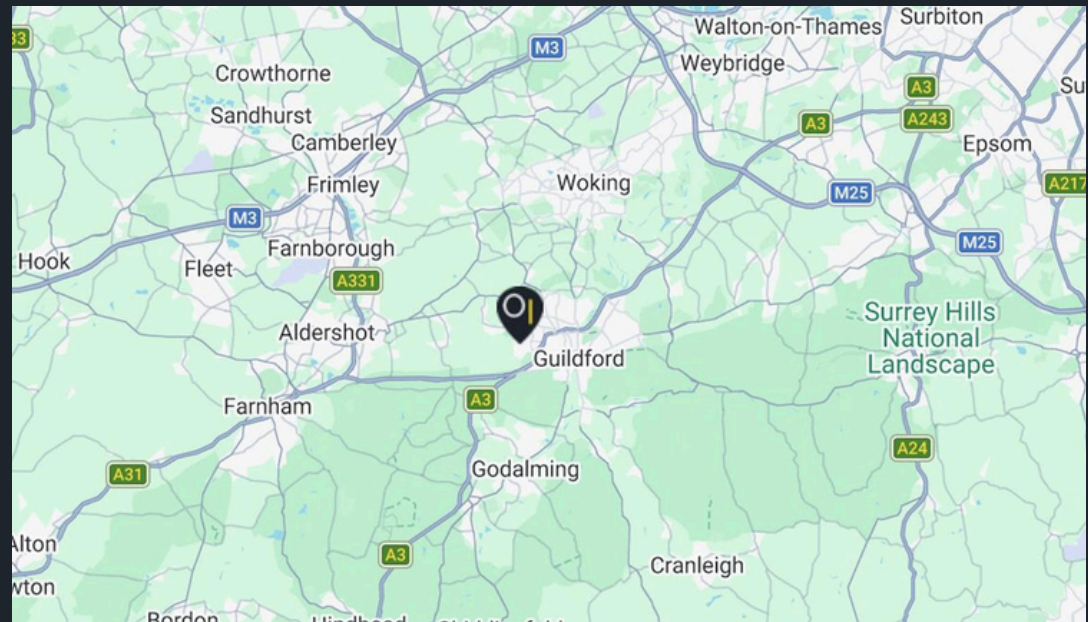
Rare opportunity to acquire a high-quality commercial facility comprising ground floor R&D space with first floor offices, set within the landscaped surroundings of the established Surrey Research Park.

The ground floor offers open-plan space with a full-height electric loading door and generous floor-to-ceiling height, suitable for Dry Labs and Light Assembly and Testing. The first floor comprises predominantly open-plan offices with meeting rooms, a fitted kitchen/breakout area, suspended ceilings with LED lighting and air conditioning.

The property benefits from extensive wrap-around glazing, creating an abundance of natural light, together with flexible floorplates to accommodate a range of occupiers and business uses.

Externally, there is generous on-site parking and attractive landscaped grounds, including a scenic pondside picnic area with seating located directly behind the unit.

Ready for immediate occupation.



Location

40 Alan Turing Road 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	3,881	360.56
1st	4,070	378.12
Total	7,951	738.68

Rent

On application.

Estate Charge

£1.24 psf

Business Rates

Current rateable value - £161,000
Estimated rates payable - £77,280 pa

EPC

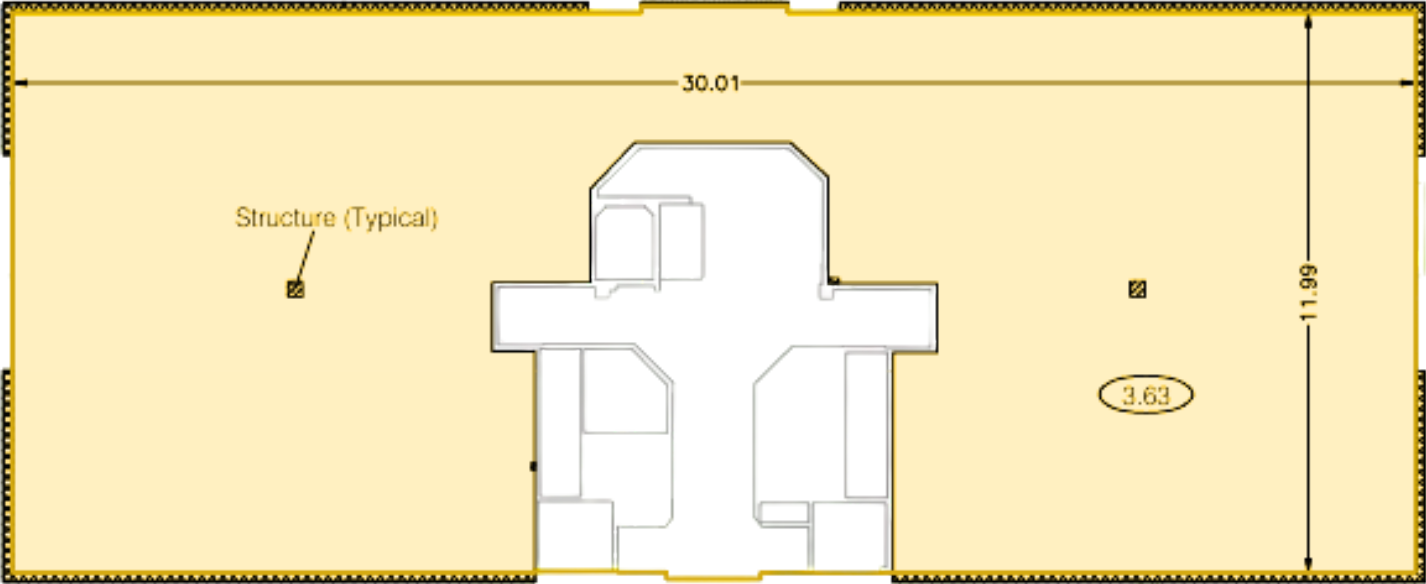
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Legal Costs

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



Ground Floor



Net Internal Area

	NIA	295.4 sq m	3180 sq ft
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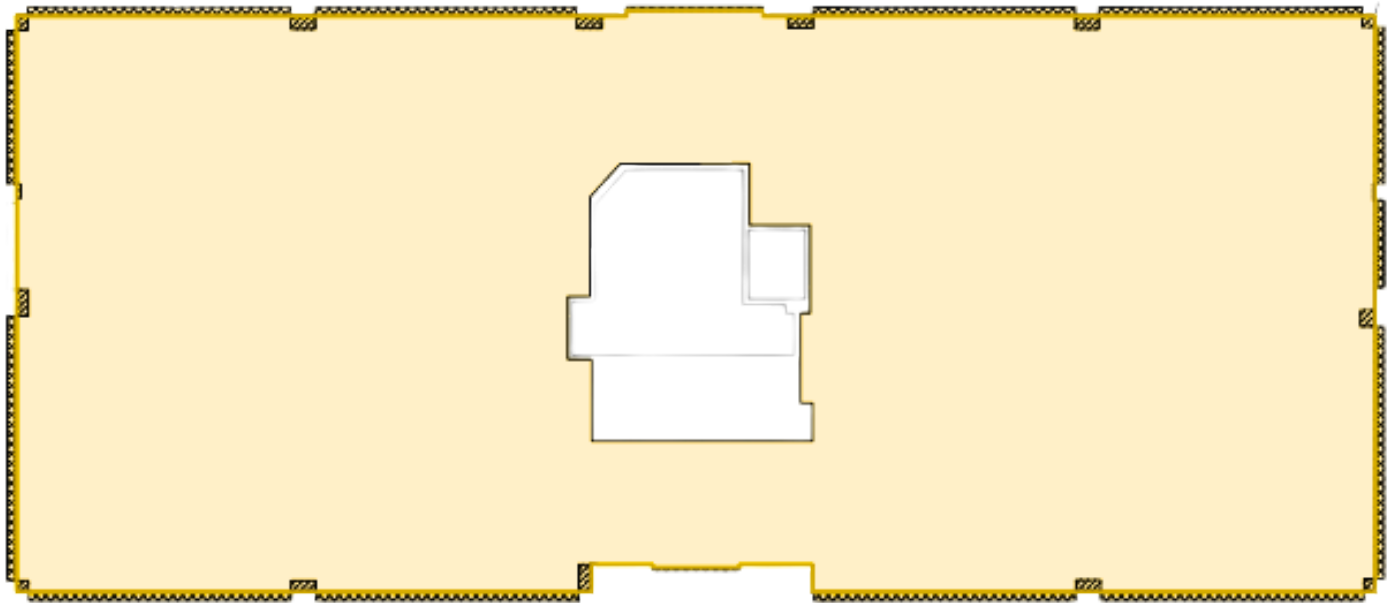
The following has been EXCLUDED from the TOTAL NIA:

	Internal Dominant Face (IDF)	12.7 sq m	137 sq ft
	Structure	0.2 sq m	2 sq ft

Gross Internal Area

	GIA	360.6 sq m	3881 sq ft
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First Floor



Net Internal Area

	NIA	378.1 sq m	4070 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

	Internal Dominant Face (IDF)	14.2 sq m	153 sq ft
	Structure	1.8 sq m	19 sq ft

Gross Internal Area

	GIA	410.0 sq m	4413 sq ft
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Adam Fenney

T: 01483 300176

M: 07983 204530

E: adam@owenisherwood.com

Amelia Watson

T: 01483 300176

M: 07983 498697

E: amelia@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

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