



## Office for sale

- Perimeter trunking
- Concrete flooring
- Air conditioning and heating
- 2 allocated parking spaces
- Modern, newly decorated office development
- Ground floor kitchenette
- Shower room on the 1st Floor



Location

7 Faraday Road is located walking distance from Guildford town centre. The property benefits from excellent access to the A3 and M25, providing direct links to London and the South Coast, along with convenient access to local amenities and public transport connections.

Description

Freehold office building with perimeter trunking, concrete floors, LED lighting, air conditioning, and electric heating. The ground floor includes a WC and kitchenette, while the first floor benefits from a shower room and additional WC facilities. Both floors have been newly redecorated throughout and will have new carpet tiles prior to occupation.

Externally, the property has two allocated parking spaces, with additional on-site permit parking available for visitors and commercial users.

The property is well suited to owner-occupiers or investors.

Accommodation

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 590   | 54.81  |
| 1st    | 593   | 55.09  |
| Total  | 1,183 | 109.90 |

Price

£335,000 +VAT

Rates & Charges

Rateable value: £23,250  
Rates payable: £11,601.75 per annum

EPC

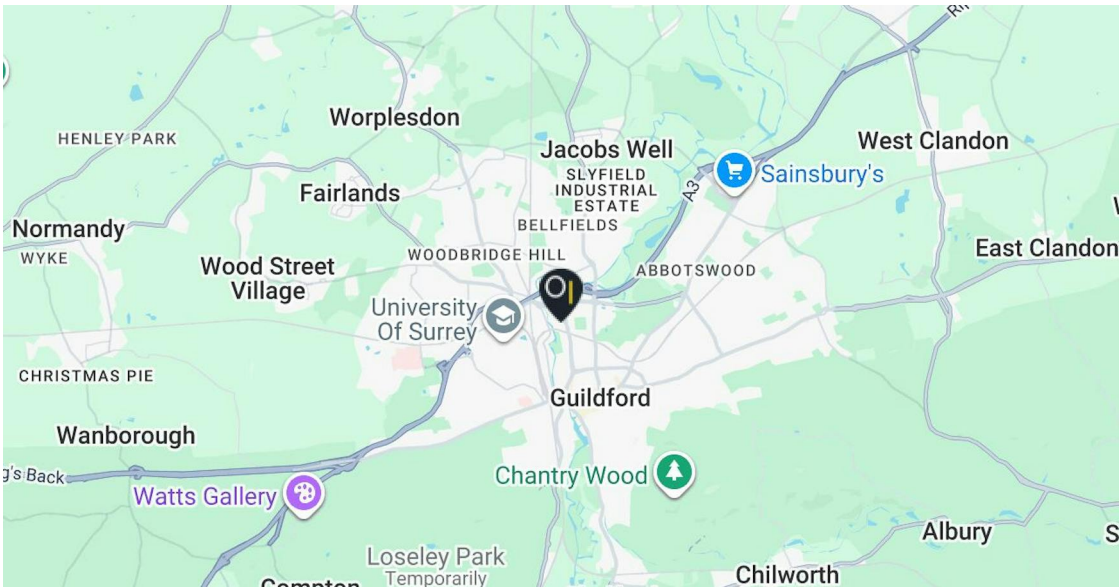
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Tenure

Available for occupation from October 2026. The property will be redecorated and newly carpeted prior to occupation.

Legal costs

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



Contact

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