



Milkhouse Gate

One Milkhouse Gate Guildford GU1 3EZ

TO LET: 2 HIGH QUALITY CLASS "E" SUITES

SUITE 1 : 2,744 sq ft (254.93 sq m) SUITE 2 : 1,055 sq ft (98.01 sq m)

www.milkhousegate.co.uk [///local.memory.guides](http://local.memory.guides)



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[Click here to view 360 aerial panorama](#)



DESCRIPTION

Milkhouse Gate is a purpose built, town centre office building that has been carefully refurbished by the current owners to provide best in class office suites in the heart of the town centre.

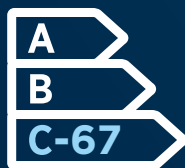
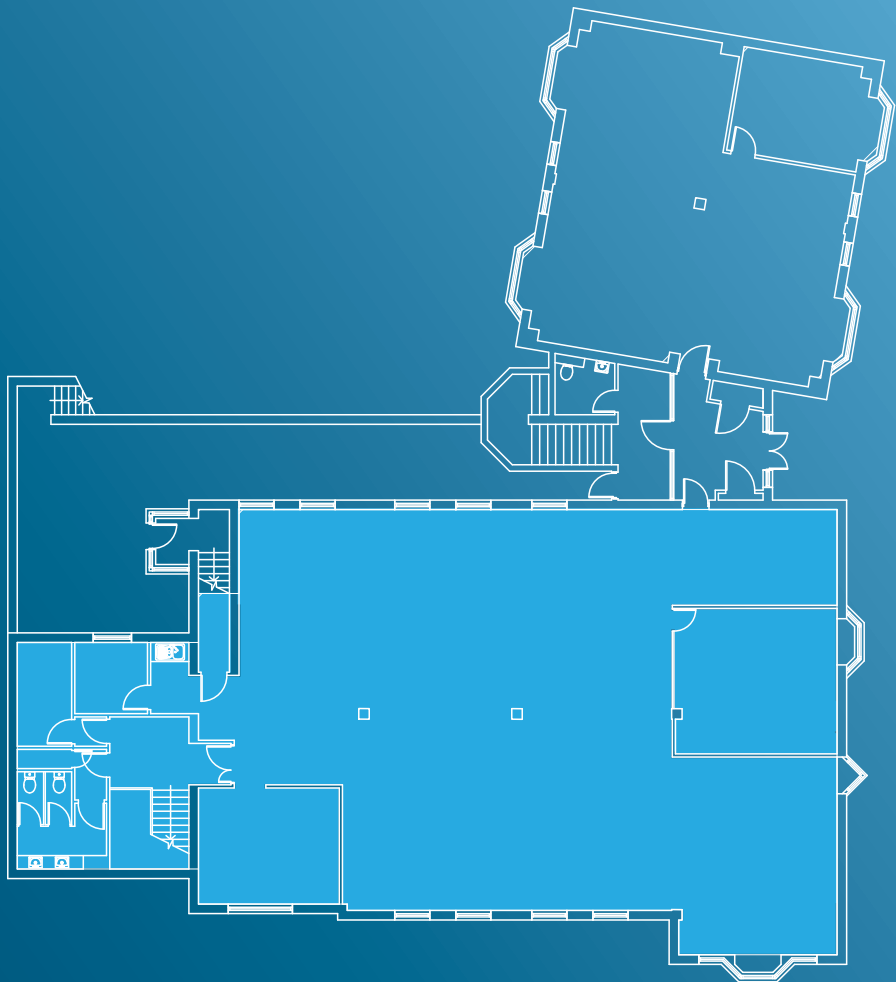
The main entrance is located off a landscaped flagstone courtyard with the suites accessed via a secure entry phone system. Current availability comprises the two ground floor suites which have the benefit of on site car parking to the rear and secure bicycle storage.



Milkhouse Gate

Suite 1: 2,744 sq ft (254.93 sq m)

High quality Grade A office suite providing open plan space. Main entrance via Milkhouse



EPC
CERTIFICATE



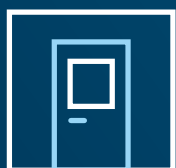
HIGH QUALITY
GRADE A OFFICES



MEETING
ROOM



KITCHEN/BREAK
OUT SPACE



EXTRA TUNSGATE
ENTRANCE



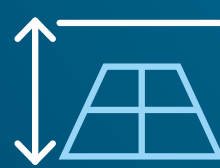
AIR
CONDITIONING



SUSPENDED
CEILINGS



LED
LIGHTING



FULL ACCESS
RAISED FLOORS



PRIVATE
WCs



SECURE
BIKE STORE



3 CAR SPACES
1 EV CHARGER

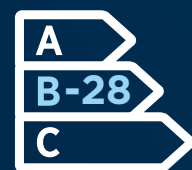
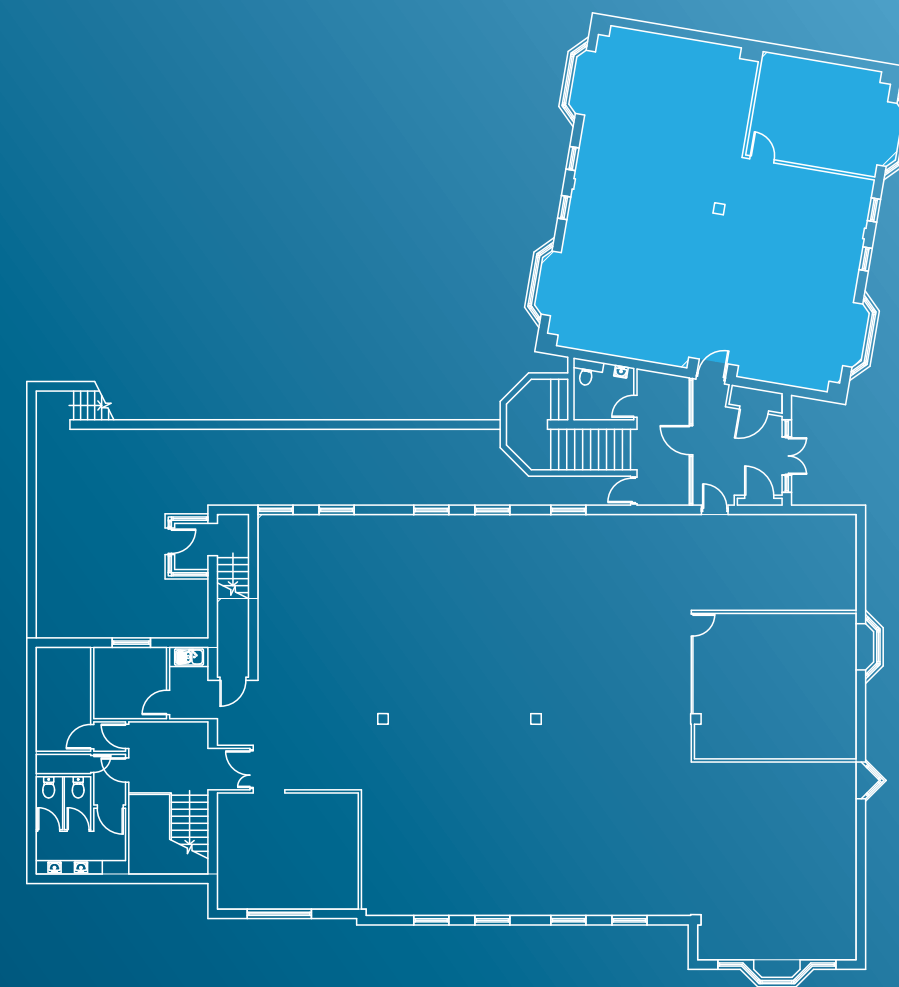
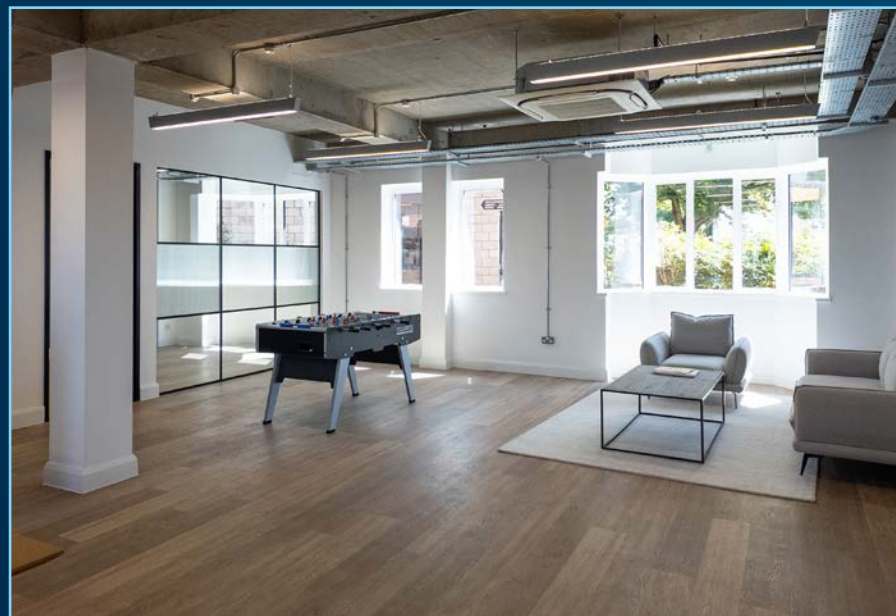




Milkhouse Gate

Suite 2: 1,055 sq ft (98.01 sq m)

High quality suite with exposed services finish with existing fit out providing a Grade A+ open plan office with a meeting room and kitchen/breakout space.



EPC
CERTIFICATE



HIGH QUALITY
GRADE A+ OFFICES



MEETING
ROOM



EXPOSED
SERVICES



KITCHEN/BREAK
OUT SPACE



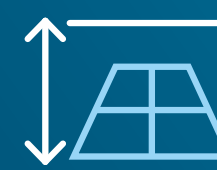
MILKHOUSE GATE
ENTRANCE



AIR
CONDITIONING



LED
LIGHTING



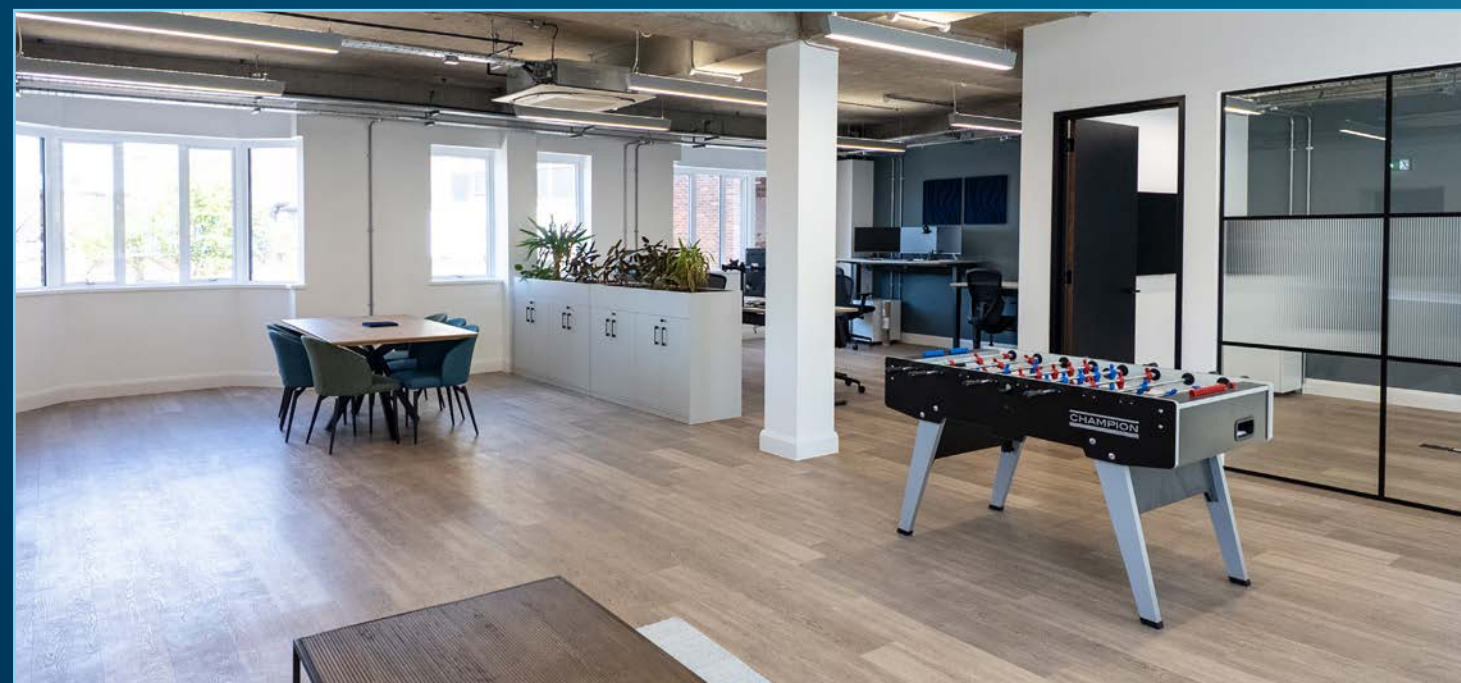
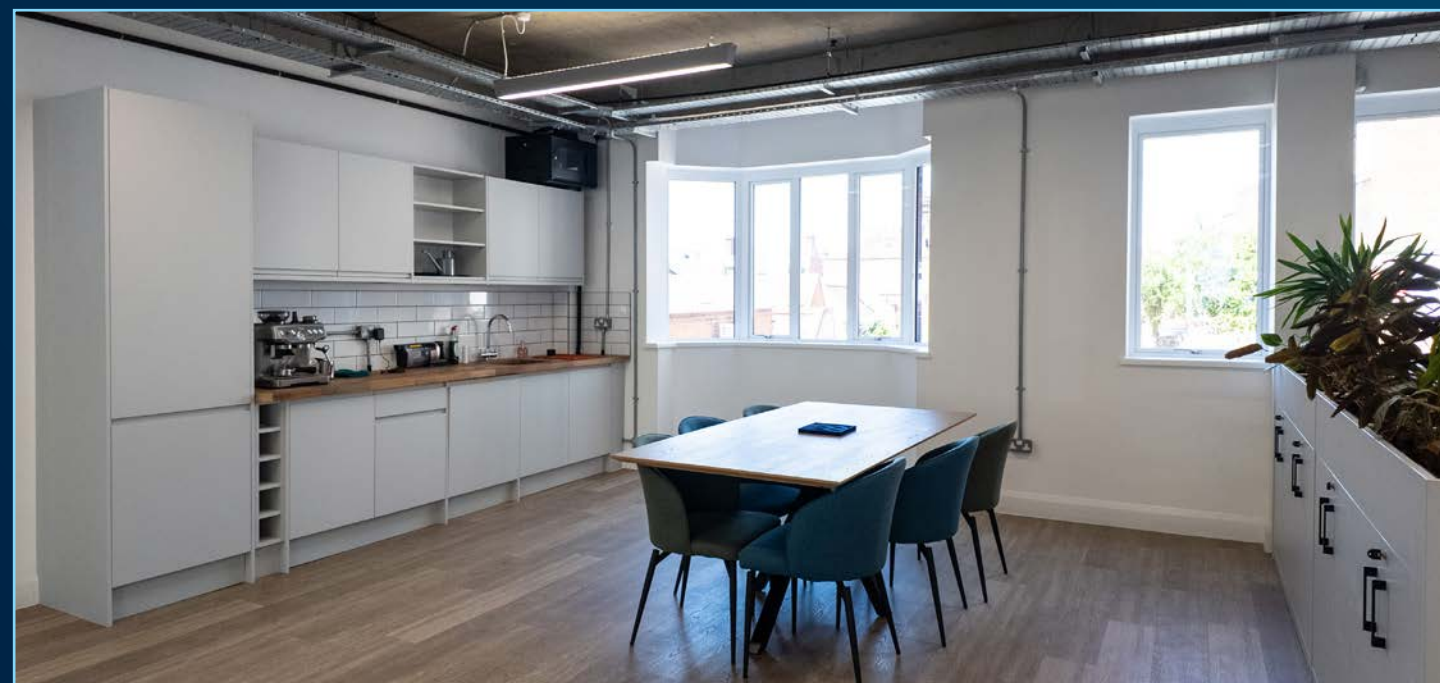
FULL ACCESS
RAISED FLOORS



SECURE
BIKE STORE



1 CAR SPACE





Milkhouse Gate

LOCATION

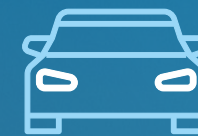
One Milkhouse Gate is located in the heart of Guildford town centre, in a landscaped, pedestrianised courtyard next to the Tunsgate Quarter and steps away from the High Street. It is surrounded by a wealth of amenities including all the restaurants and eateries of Tunsgate, the Castle multi-storey car park and a short walk to the castle grounds.

The property is only a 12 minute walk to Guildford mainline train station which has regular services to London Waterloo (fastest journey time of 32 minutes).



Walking Distance

Tunsgate Quarter	1 minute
High Street	1 minute
Guildford Castle grounds	3 minutes
The Friary	6 minutes
Train station	12 minutes



Driving Distance

Godalming	4.9 miles	16 mins
Woking	7.0 miles	25 mins
Farnham	10.5 miles	23 mins
Heathrow Airport	24.5 miles	55 mins



Train Times

London Waterloo	32 minutes
Reading	39 minutes
Redhill	33 minutes
Gatwick Airport	47 minutes



SO MANY PLACES TO SEE SHOP AND EAT





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DISCLAIMER

IMPORTANT INFORMATION These particulars are for general information purposes only and do not represent an offer of contract or part of one. Stiles Harold Williams and Owen Isherwood have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Stiles Harold Williams and Owen Isherwood have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Stiles Harold Williams and Owen Isherwood nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. July 2026.



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