



Owen
Isherwood
CHARTERED SURVEYORS

Offices at Frederick Sanger Road, Surrey Research Park, Guildford, GU2 7YD
TO LET | 1,143 TO 17,678 SQ FT (106.19 TO 1,642.34 SQ M)

High-quality, flexible space within Surrey Research Park.

- Suitable for office, clinical, laboratory, digital and high-tech uses.
- Single or multiple unit configurations to suit occupier requirements.
- Suspended ceilings with LED lighting.
- Modern fitted kitchens and WCs.
- Ample free on-site parking.
- Excellent on-site amenities, including a dedicated EV charging hub and café.
- Thriving community of over 200 innovative start-ups and established businesses.
- Flexible lease terms offered.
- Ready for immediate occupation.





Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 5	1,143	106.19	Available
Ground - Unit 23	1,296	120.40	Available
Ground - Unit 27	1,144	106.28	Available
Ground - Unit 31	1,290	119.84	Available
1st - Unit 22 and 24	2,299	213.58	Available
1st - Unit 28	1,171	108.79	Available
Building - Unit 29 and 30	2,307	214.33	Available
Building - Units 9-14	7,028	652.92	Coming Soon
Total	17,678	1,642.33	

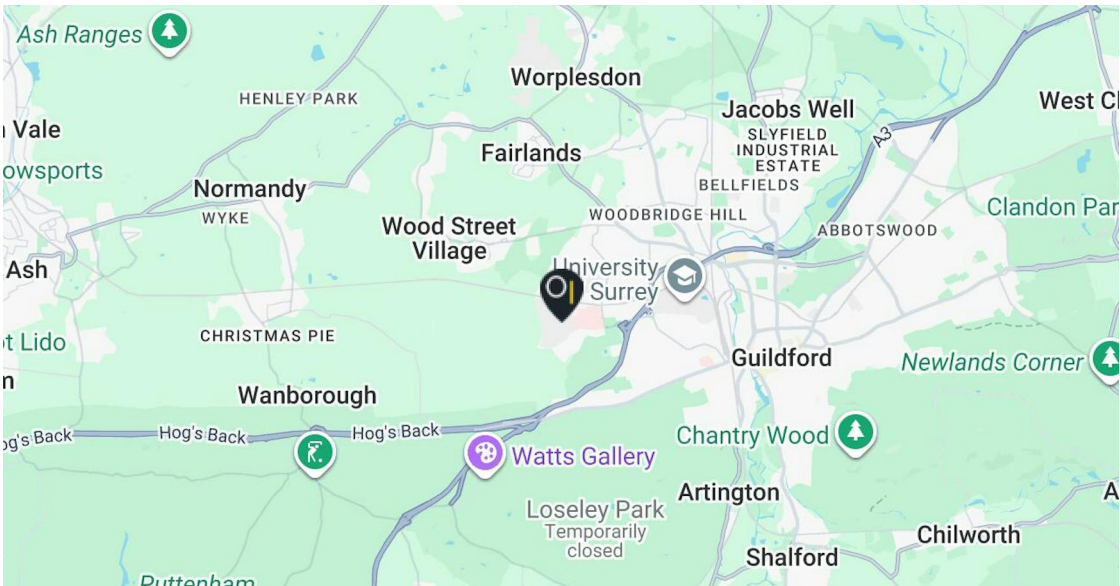
Terms

New Lease

Rates & Charges

Legal costs

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



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
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

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated