



To Let

Building 2 is a brand new building, with just 7,200 sq ft now remaining.

- Landscaped surrounds
- Headquarters building
- On-site amenity
- Excellent car parking

Building 2 Guildford Business Park

Guildford, GU2 8XH

2,300 to 7,200 sq ft

213.68 to 668.90 sq m

Reference: #18309



Summary

Available Size	2,300 to 7,200 sq ft / 213.68 to 668.90 sq m
Rent	Rent on application
Rates Payable	£11 per sq ft Estimate
Service Charge	£4.48 per sq ft
Estate Charge	£2.60 per sq ft Includes Shuttle Bus
EPC	A (18)

Location

Without doubt, one of Guildford's most prominent and recognisable office buildings, Building 2 is situated in a prime position on Guildford Business Park giving instant access to the A3.

As you would expect for a business location with such world renowned corporates as Philips and Colgate Palmolive, parking is excellent.

Dedicated Guildford Business Park shuttle bus services run to and from Guildford town centre and train station, enabling excellent access for staff and visitors alike.

Accommodation

Floor/Unit	Description	sq ft	Availability
1st	Part 1st floor	6,404	Let
1st	First Floor	7,200	Let
Total		13,604	

Specification

Grade A specification;

Strong eco-credentials BREEAM: 'Very Good' / EPC: A;

Minimum car parking ratio of 1:285 sq ft;

Impressive wrap-around top floor terrace and terraces to the First Floor;

On-site café providing options for lunch and breakfast;

Floor-to-ceiling heights from 2.85m - 3.2m;

Extensive cycle and shower provisions;

Immediate access to the A3, providing excellent communications north and south;

Dedicated shuttle bus providing regular services to Guildford Railway Station.

Terms

Further details upon request.

Availability

Further details upon request.

Stuart Austin

0203 805 6924 | 07912 299725
stuart.austin@jll.com



