



Fitted space



65 Woodbridge Road, Guildford, GU1 4RD

Fitted and ready to go high quality town centre space with secure parking a rear garden area and impressive reception / meet and greet area.

Available Size	3,246 to 8,767 sq ft / 301.56 to 814.48 sq m
Rent	£37 per sq ft
Rates Payable	£16.72 per sq ft from April 2026. Interested parties must verify directly with Guildford Borough Council
EPC Rating	Upon enquiry

KEY POINTS

- Ready fitted space.
- Raised floors / air conditioning
- Secure on site parking.
- Rear garden / recreation patio area
- New leases

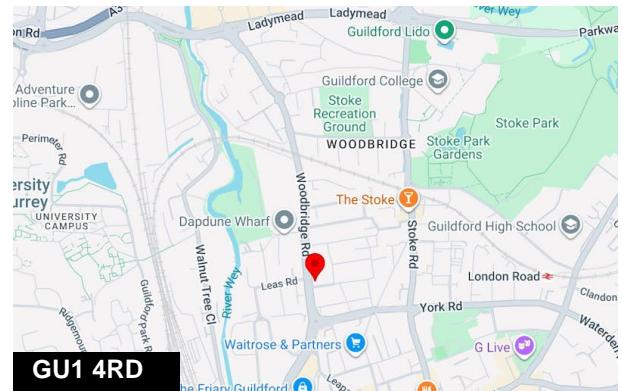


Description

65 Woodbridge Road is a high-quality, modern office building including the reception, The available space is fitted ready for occupation, comprising open plan, meeting room, informal breakout space and kitchen area. Highly specified IT/comms rooms are already provided too.

Location

The property has an extensive frontage onto Woodbridge Road, one of the main arterial roads from the A3 into the town centre. The station, shopping areas and restaurants are all within a short walk. Guildford station provides regular services to London Waterloo (journey time approx. 35 minutes).



Accommodation

The accommodation comprises the following approximate floor areas:

Name	sq ft	sq m	Availability
Ground - Cat A fitted suite	3,246	301.56	Available
Ground - Fitted Cat A suite	5,567	517.19	Available
2nd - Fitted space	8,767	814.48	Available
Total	17,580	1,633.23	



Terms

Available on market lease terms, subject to contract and financial status.

Viewing & Further Information

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