



Owen  
Isherwood  
CHARTERED SURVEYORS

Broadford Business Park, Shalford, Guildford, GU4 8EP

**TO LET | 2,407 TO 35,165 SQ FT (223.62 TO 3,266.94 SQ M)**

## Four office buildings available of various sizes and offering a flexible mix of uses

- Landscaped Courtyard Development – Pleasant Views Over River Wey
- Good Access to Guildford Town Centre (Park & Ride Scheme Available)
- Allocated Parking for Each Unit
- Walking Distance to local Shops & Cafes
- Walking distance to Shalford Station with a direct Gatwick and Guildford Service



## Location

Broadford Business Park is located approximately 1.5 miles south of Guildford, offering a wide range of amenities. The A3 provides easy access to the M25 (Junction 10) and onward connections to Heathrow Airport and Gatwick Airport. Shalford railway station is within walking distance, offering direct services to Gatwick, while Guildford station provides regular trains to London Waterloo station (approx. 35 minutes) and across the South East.

## Description

A landscaped courtyard development comprising four office/hi-tech units, originally constructed in the 1980s and individually refurbished in recent years. The units are of steel frame construction with brick and glazed elevations. The estate benefits from good parking provision, with Bishopsgate House offering its own dedicated car park and loading/unloading area.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Bishopsgate House	10,395	965.73	Available
1st - Bishopsgate House	10,395	965.73	Available
1st - Northfield House	5,283	490.81	Available
1st - Southfield House	2,407	223.62	Available
Ground - River House	6,685	621.06	Available
<b>Total</b>	<b>35,165</b>	<b>3,266.95</b>	

## Terms

New Lease

## Rent

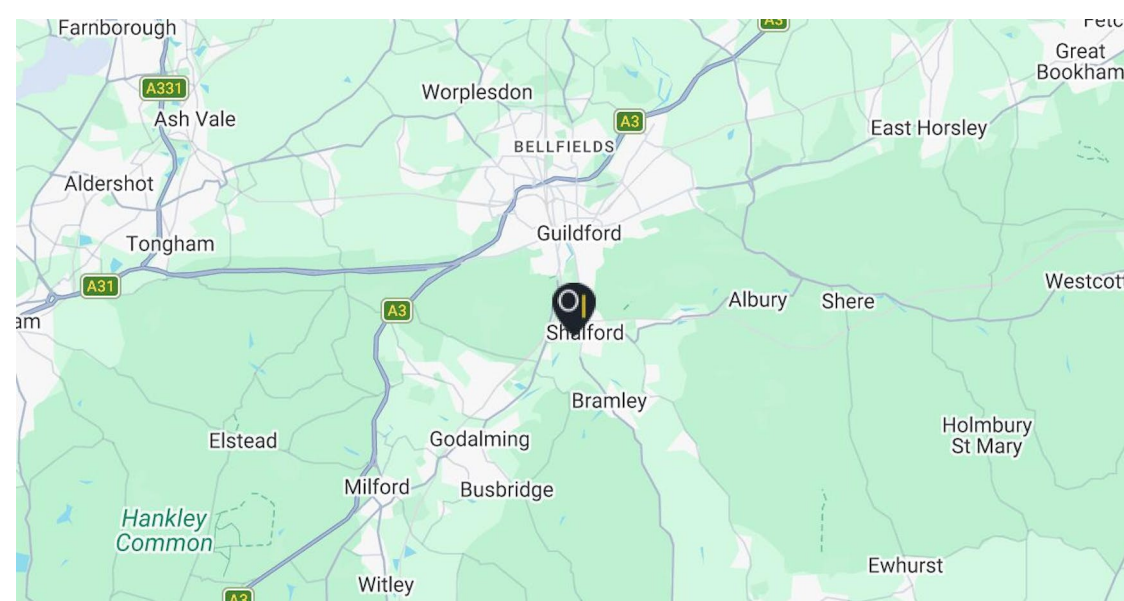
On Application

## EPCs

First Flr Northfield House - B48 First Flr Southfield House - B42  
Ground Flr River House - D98 Bishopsgate House - C71

## Business Rates

First Flr Northfield House, rateable value: £68,500 (rates payable: £32,880)  
First Flr Southfield House, rateable value: £42,250 (rates payable: £18,252)  
Bishopsgate House, rateable value: £255,000 (rates payable: £122,400)  
Ground Flr River House, rateable value: TBC



## Contact

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### Joint Agent

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