

# GUILDFORD

Unit 1 and 2, Faraday Road,  
GU1 1EA



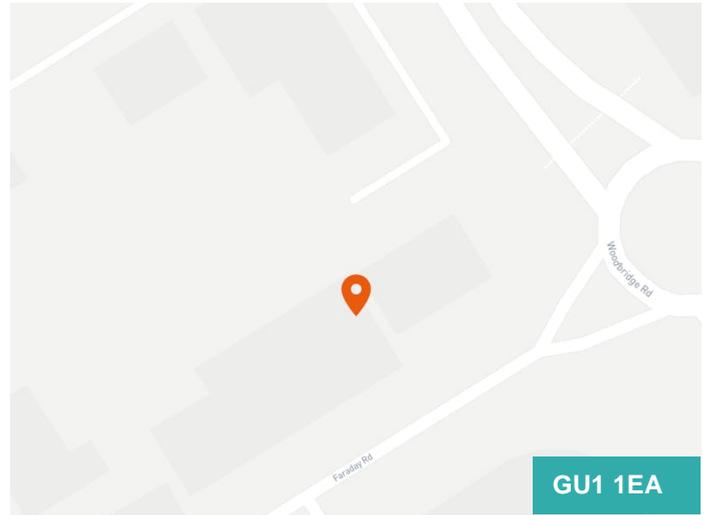
## OFFICE TO LET

**1,700 TO 2,304 SQ FT**

- On-site parking
- Air conditioning
- Suspended ceilings
- Ground-floor kitchen and first-floor kitchenette
- LED Lighting
- Perimeter trunking
- Shower facilities
- Meeting rooms

**Two Self-Contained Offices Available To Let.**

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## Summary

<b>Available Size</b>	1,700 to 2,304 sq ft
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	B

## Description

Units 1 and 2 are modern, self-contained office buildings of masonry construction with shallow-pitched, concrete-tiled roofs and uPVC double-glazed windows. Unit 1 comprises a ground floor layout with three meeting rooms, a kitchen, an open-plan office for 10 desks, and a WC in the entrance lobby, while the second floor provides predominantly open-plan space for 30 desks, a kitchenette, shower/WC, and storage. Unit 2 offers open-plan office space across both floors, accommodating 36 desks in total, with a kitchenette on each floor, a WC in the ground floor entrance lobby, and first-floor shower facilities. Both units are carpeted throughout, with solid concrete floors, perimeter trunking, suspended ceilings, LED lighting, and air conditioning. Allocated parking is available immediately outside, with additional overflow parking on-site. The units can be let together or separately, but they cannot be combined.

## Location

Units 1 and 2 are located on Faraday Road, just off Woodbridge Road (A322), near Ladymead Retail Park, in an area with a mix of residential and commercial properties. Guildford High Street and the mainline railway station are 0.5 miles to the north, with easy access to the town centre and major routes, including the A3 and M25, for convenient travel to London and surrounding areas.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	2,304	214.05	Available
Unit - Unit 2	1,700	157.94	Available
<b>Total</b>	<b>4,004</b>	<b>371.99</b>	

## Specification

Air conditioning  
LED lighting  
Perimeter trunking  
Carpet flooring  
Suspended ceiling  
On-site parking  
Shower facilities

## Terms

Available to let by way of sublease until April 2029.

## Viewings

Strictly through the sole agents listed below.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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