



To Let

Building 1B, Guildford Business Park, comprises 42,094 sq ft of office accommodation with floors from 20,486 sq ft.

- Double height reception area
- Four pipe fan coil air conditioning
- Full access raised floors
- Typical slab-to-slab heights of 4,000 to 4,400 mm
- Fully accessible suspended ceilings
- Male and female WC facilities on each floor
- Short term leases available

Building 1B Guildford Business Park

Unit 1b, Guildford Business Park, Guildford, GU2 8JZ

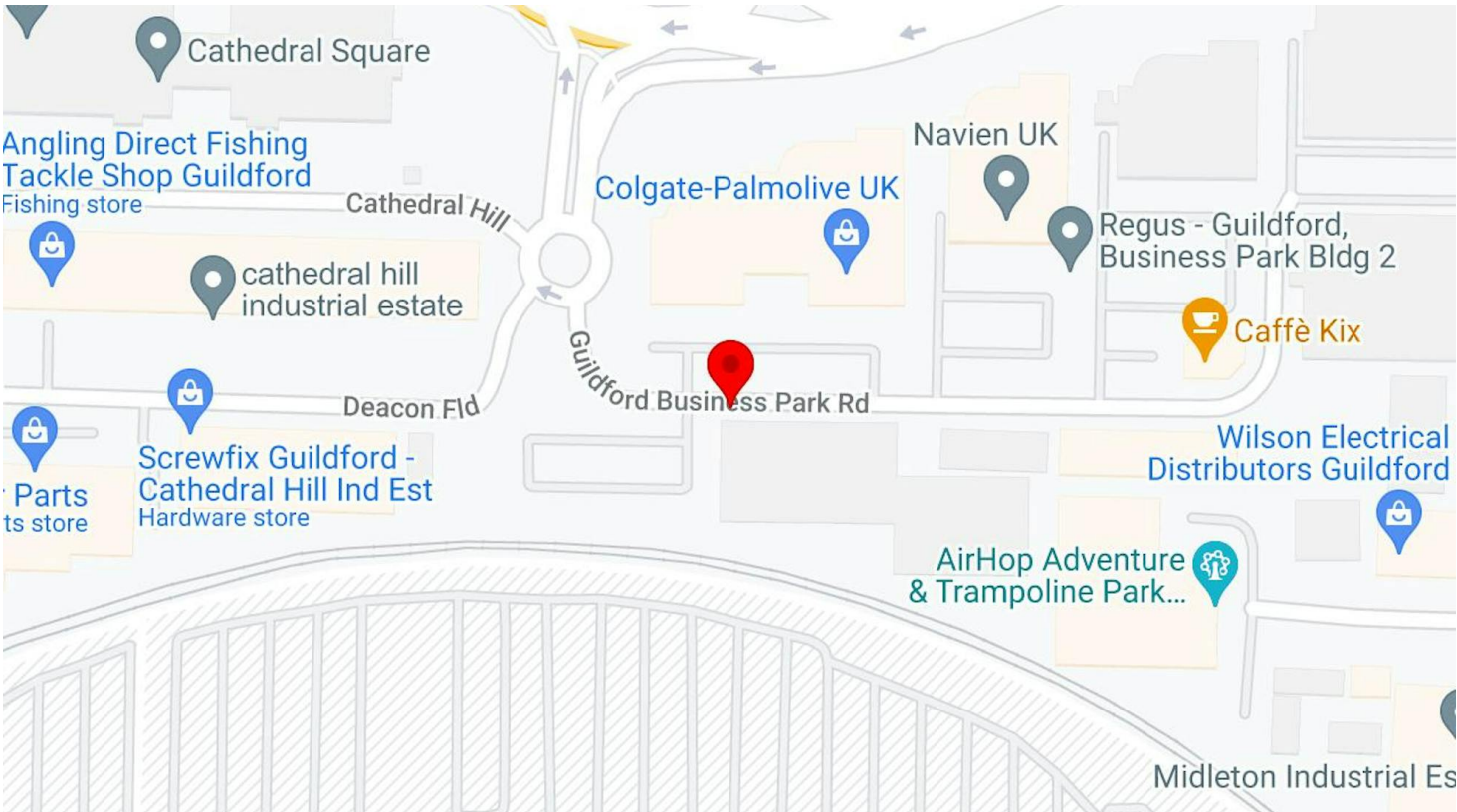
20,486 to 42,180 sq ft

1,903.21 to 3,918.65 sq m

Reference: #199833

Building 1B Guildford Business Park

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Summary

Available Size	20,486 to 42,180 sq ft / 1,903.21 to 3,918.65 sq m
EPC	E (110)

Description

Guildford Business Park is a landmark 14-acre South East Park recognised as a leading HQ destination. The park benefits from unrivalled position, prominently located on the edge of Guildford Town Centre, adjacent to the University of Surrey, Surrey Research Park and within 5 miles from the renowned Pirbright Research Institute. Building 1B is a two-storey office building totalling 42,094 sq ft previously occupied by Colgate Palmolive as their UK HQ.

Location

Building 1B, located on Guildford Business Park, is undoubtedly one of the most prominent and easily identifiable office buildings in Guildford. Its location provides immediate access to the A3, showcasing its convenience. There is a dedicated shuttle bus services connecting Guildford Business Park to Guildford town centre and train station facilitate convenient access for both staff and visitors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First	20,486	1,903.21	Available
Ground - Ground	20,682	1,921.42	Available
Ground - Reception	1,012	94.02	Available
Total	42,180	3,918.65	

Stuart Austin

0203 805 6924 | 07912 299725

stuart.austin@jll.com

