

Dominion House

Woodbridge Road / Guildford / GU1 4PU

www.dominionhouse.co.uk



To Let

**Quality office in a prominent town centre location
1,412 sq ft / 131 sq m**

- > Air conditioned
- > Full access raised floors
- > On site parking
- > Competitive rent

**SHORT TERM
FLEXIBLE
LEASE**

Location

Dominion House occupies a prominent location in the centre of Guildford at the junction of Woodbridge Road and Leapale Road. Guildford High Street, The Friary Shopping Centre as well as the bus and mainline railway stations (London Waterloo - 37 minutes) are all close at hand.

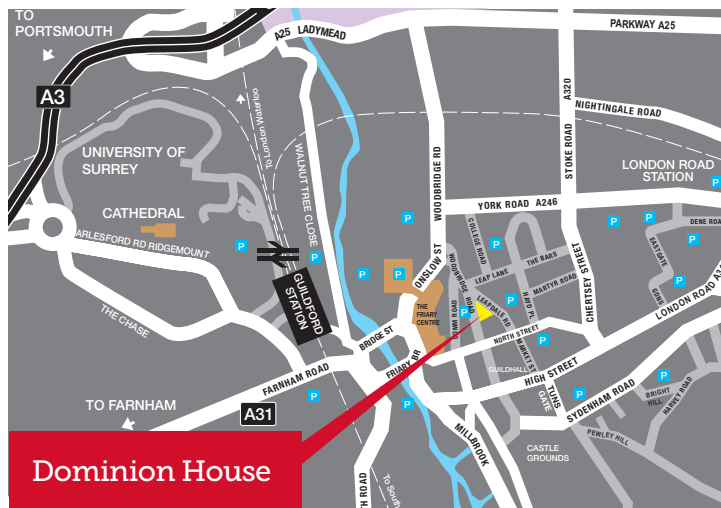
ROAD*

A3	1 mile
M25 J10	8 miles
London	30 miles
London Heathrow	27 miles
London Gatwick	35 miles

RAIL (from Guildford)**

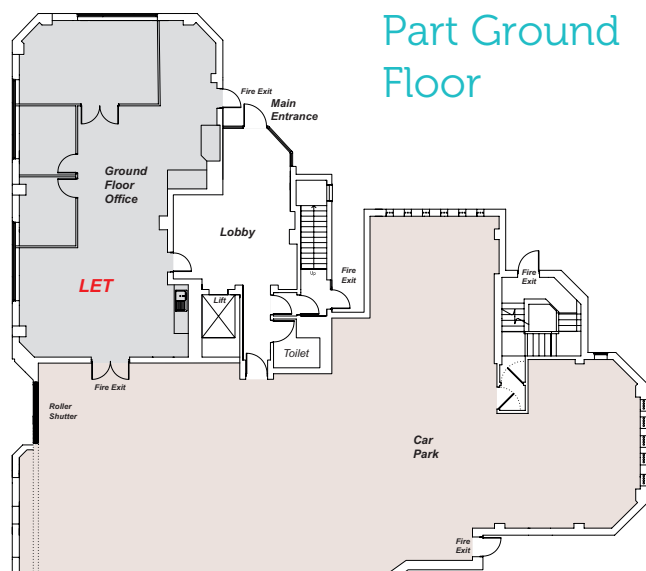
Waterloo	37 mins
Portsmouth	58 mins
LGW	40 mins

* Mileage is approximate and sourced from theaa.com
** Train times are fastest sourced from networkrail.co.uk



Description

Dominion House is arranged over ground and four upper floors. The building benefits from a secure private car park. Dominion House is served by a passenger lift and provides disabled access.



For indicative purposes only. Not to scale.

Accommodation

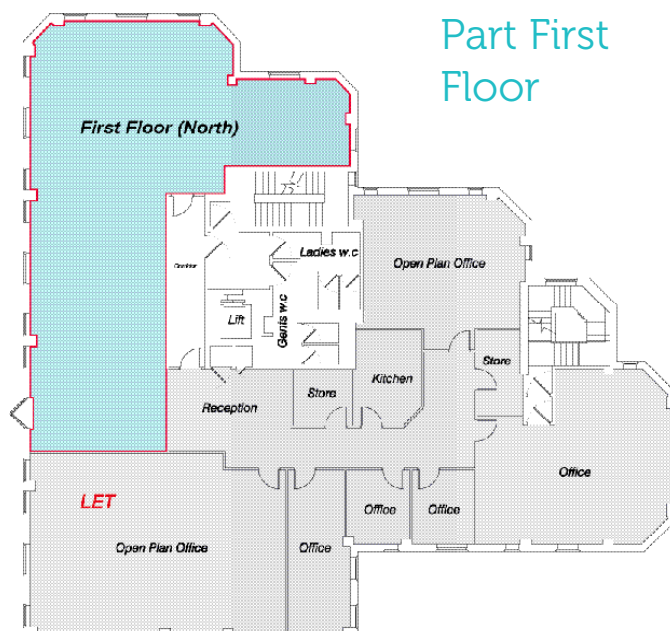
There is only one suite remaining at Dominion House, 1st floor north, which has the benefit of existing fit out including partitioning and kitchenette. The suite benefits from air conditioning, full access raised floors and suspended ceilings with recessed lighting.

Floor Area	Sq ft	Sq m	Car Spaces
First Floor (North)	1,412	131.18	1
Ground Floor	LET	LET	
Total	1,412	131.18	1

Specification

The premises benefit from the following facilities/specification:

- Town centre location
- Air conditioning
- Full access raised floors
- Suspended ceiling with recessed lighting
- Secure on-site parking
- Disabled access
- Refurbished reception
- Short walk to train station



Terms

A new flexible lease is available for a term to be agreed.

Viewing

Viewing and further information by prior appointment through sole agent:

Tim Shaw - tgshaw@lsh.co.uk
Paul Dowson - pdowson@lsh.co.uk

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