

WONERSH HOUSE

THE GUILDWAY, GUILDFORD, GU3 1LR



4,663 SQ FT AVAILABLE

WWW.GUILDWAYOFFICEPARK.CO.UK



DESCRIPTION

Wonersh House has recently undergone a major refurbishment, providing Grade A, fully connected, office space. The building is one of four buildings on The Guildway Office Park, overlooking an idealistic nature setting whilst only a 5-minute drive from Guildford town centre.

The building benefits from a new internal cafe amenity with an offering of artisan coffee, fresh pastries, and lunchtime paninis.

The refurbishment includes new VRF air conditioning with exposed services, new fully accessed raised floor, new LED intelligent strip lighting and an onsite car parking ratio of 1:185 sq ft.



AVAILABILITY

	sq ft	sq m
Ground floor - East Wing	4,663	433.2
Total	4,663	433.2



New internal café



EPC rating of A



Fully connected



New VRF air conditioning



New Fully access raised floors



New LED lighting



Landscaped setting



Double height reception



Parking 1:185 sq ft



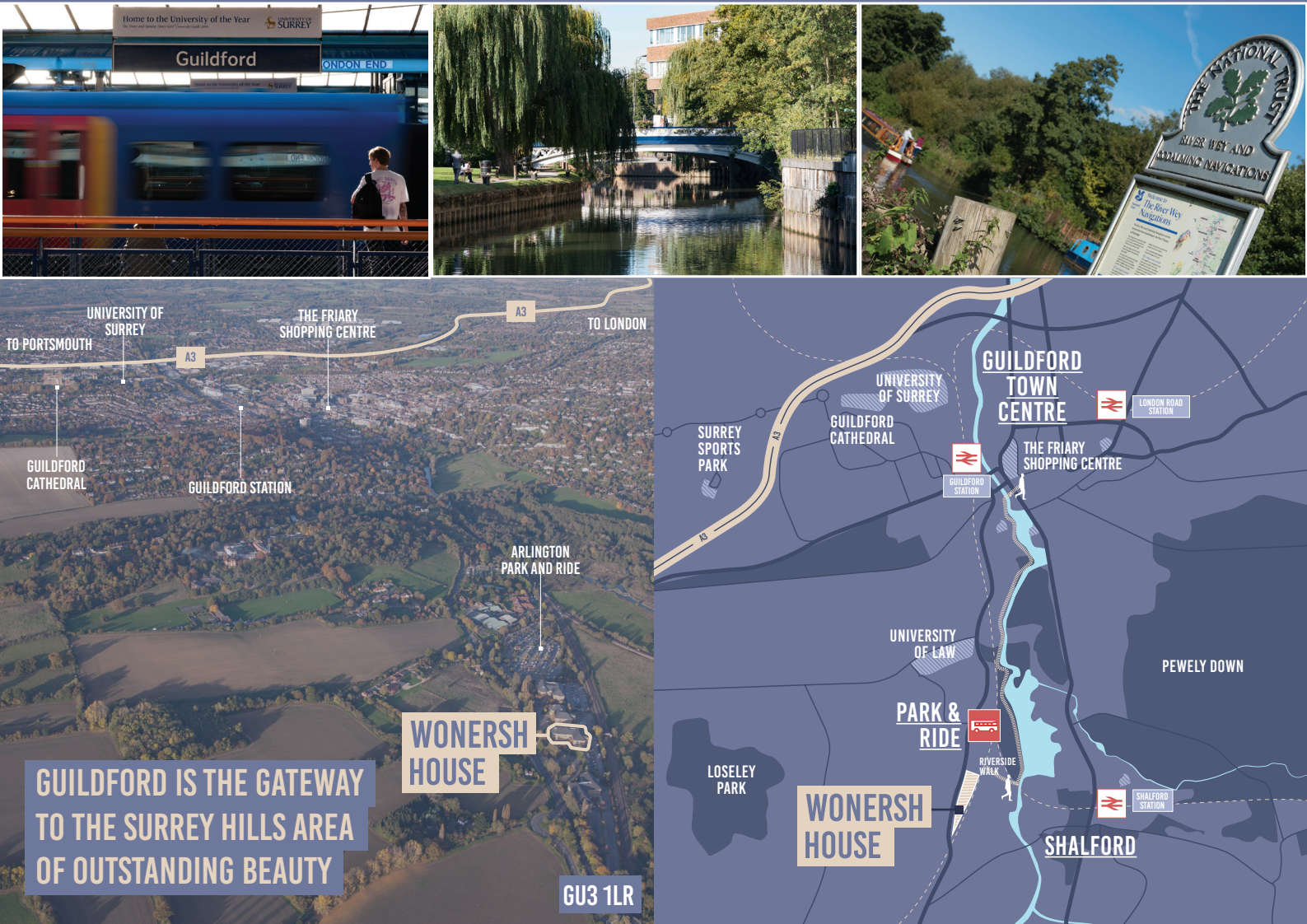
Fitted options available

LOCATION

Wonersh House is situated on The Guildway Office Park and prominently located on the Old Portsmouth Road (A3100) approximately 1.5 miles south of Guildford town centre via the A3100. The Artington Park & Ride facility sits adjacent to the park and provides quick and easy access into central Guildford. Within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London and the South Coast, Guildford is the perfect spot from which to explore the whole of South East England. Offering first class entertainment and shopping, surrounded by a wealth of gardens and historic buildings, Guildford is the gateway to some of the most stunning scenery with the Surrey Hills Area of Outstanding Natural Beauty.

BY RAIL — GUILDFORD STATION TO:	MINS
LONDON WATERLOO	32
READING	37
GATWICK AIRPORT	40
PORTSMOUTH	59

BY CAR	MILES
GUILDFORD TOWN CENTRE	1.5
A3	2.5
M25 (JUNCTION 10)	10
HEATHROW AIRPORT	23
GATWICK AIRPORT	24
CENTRAL LONDON	30



CONTACT US

TIM SHAW
 tgshaw@lsh.co.uk
 07834 626792

WILL FARRER
 wfarrer@lsh.co.uk
 07729 074367

**Lambert
 Smith
 Hampton**
 01483 538 181
 www.lsh.co.uk

SIMON FITCH
 simon.fitch@hurstwarne.co.uk
 07917 531707

PETER RICHARDS
 peter.richards@hurstwarne.co.uk
 07803 078011



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