

LAST SUITE  
REMAINING

# COMPTON HOUSE

THE GUILDWAY, GUILDFORD, GU3 1LR



3,000 – 7,025 SQ FT AVAILABLE

[WWW.GUILDWAYOFFICEPARK.CO.UK](http://WWW.GUILDWAYOFFICEPARK.CO.UK)



# DESCRIPTION

Compton House is a high specification, self contained office building. One of four buildings on The Guildway Office Park, it overlooks an area of outstanding natural beauty yet is 5 minutes away from Guildford town centre.

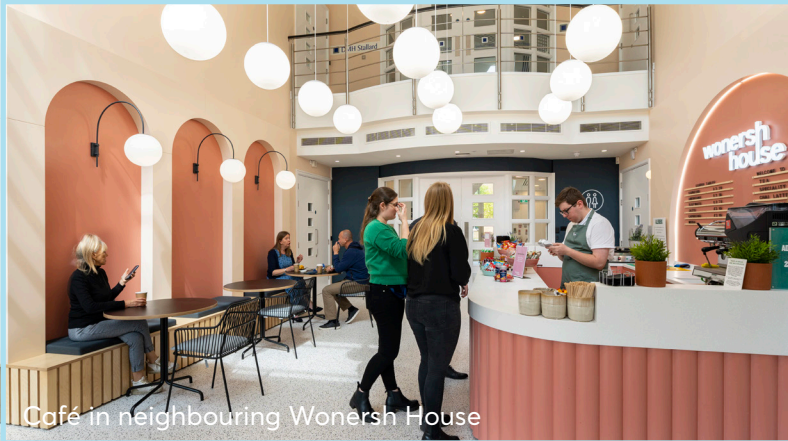
The building is arranged over ground and two upper floors with the spacious reception benefiting from an impressive double height atrium.

The office accommodation on the lower floors is split into two wings either side of the central core, whilst the second floor provides a single, large open plan floor plate. The surface level car park to the front and rear provides an outstanding on-site car parking ratio of 1:234 sq ft.

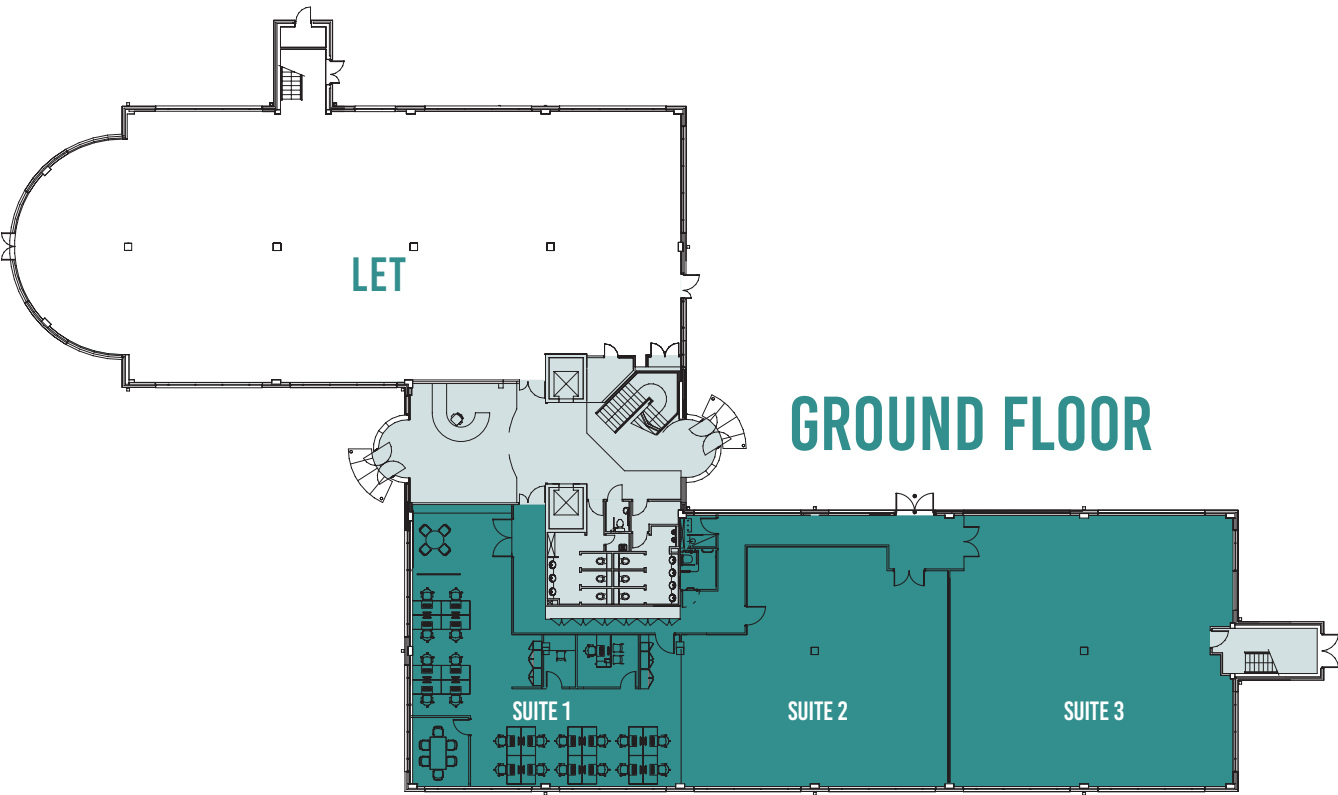
# AVAILABILITY

Floor	sq ft	sq m
Ground - south	7,025	652.6
<b>Total</b>	<b>7,025</b>	<b>652.6</b>

The suite can be split to provide suites from approx. 3,000 sq ft (278.7 sq m) upwards. A new entrance can be created to a dedicated, self contained entrance.



Café in neighbouring Wonerish House



Not to scale. For indicative purposes only.



WCs on each floor



EPC rating of B



Fully connected



VRF air conditioning



Full access raised floors



LED lighting



Landscaped setting



Double height reception



Parking ratio of 1:234 sq ft



Flexible & divisible floor plates



Café in neighbouring Wonerish House

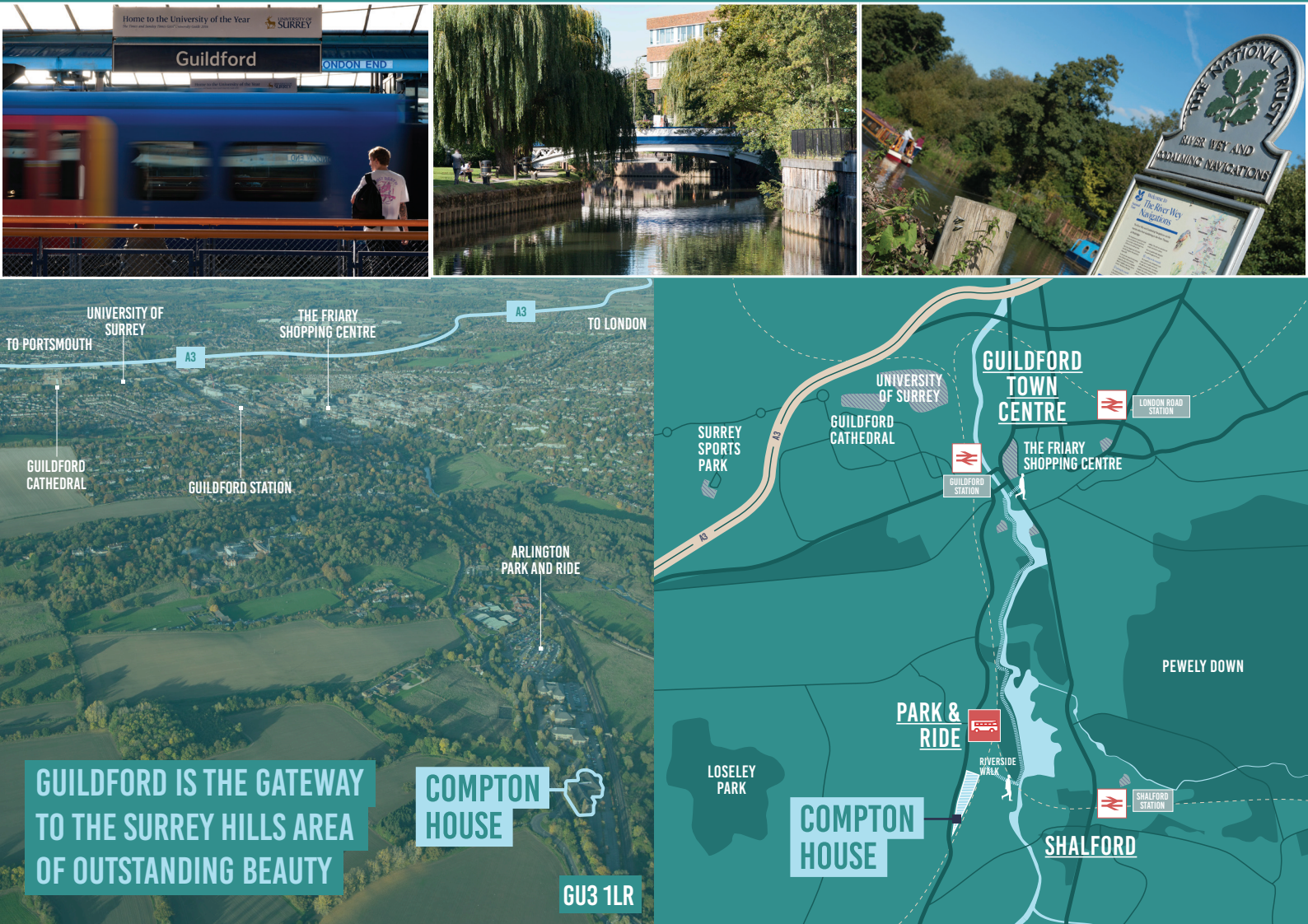


# LOCATION

Compton 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



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