Exchange House

GUILDFORD, GU1 4EH





Brand new fully fitted Grade A office suites in Guildford town centre
1 suite let, 2 suites now remaining 1,700 sq ft & 2,134 sq ft

Description

Friary Court is a distinctive office building arranged over four floors, part of which straddles Millbrook as it joins the central one way system.

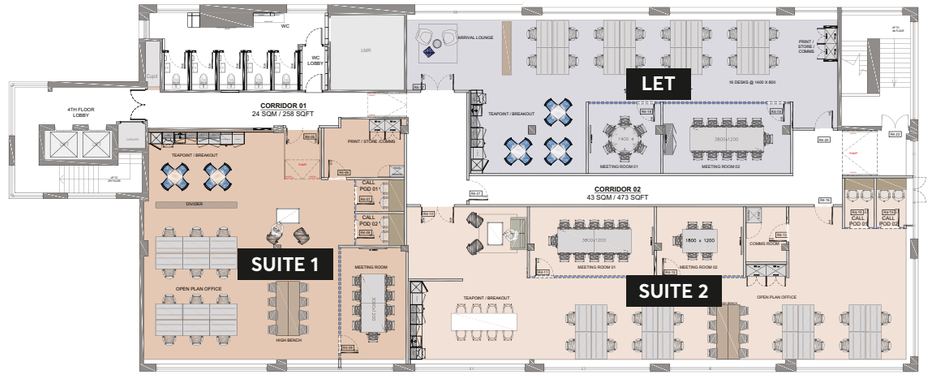
The building has been the subject of extensive refurbishment scheme which comprises all of the common parts as well as the entire 4th floor.

The available accommodation on the 4th floor is comprised of two brand new fully fitted Grade A office suites ready for immediate occupation.





Floorplan



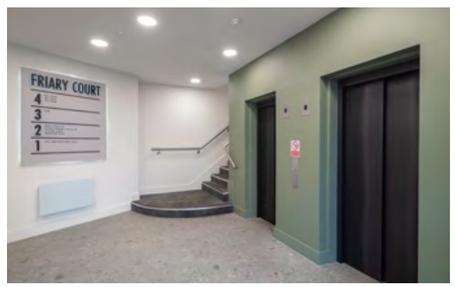
Not to scale - for indicative purposes only.

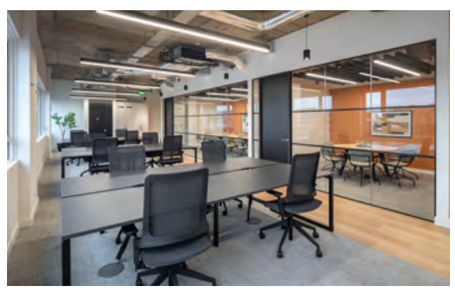
Fourth floor	Area (sq ft)	Area (sq m)
Suite 1	1,700	158
Suite 2	2,314	215
Suite 3	LET	LET
Total	**4,014**	**373**

- New extensive building refurbishment
- Air conditioning
- Raised access floors
- Modern entrance hall
- Excellent natural light
- Secure on-site car spaces
- Shower facilities
- Fully fitted suites
- Brand new toilet facilities throughout
- EPC rating B









Location

Guildford is the historic county town of Surrey located some 30 miles to the south of London just of the main A3 London to Portsmouth trunk road which provides easy access to the South Coast, M25 and thus the entire motorway network.

Guildford is also home to the Surrey Research Park and a wide range of businesses including corporates, government agencies, solicitors, accountants, professional businesses generally and SMEs.

In recent years Guildford has developed into a major centre of the Games industry being home to the likes of Electronic Arts, Super Massive Games, Larion, Playsport Games and many other smaller off shoots.

Friary Court is well located at the western end of the cobbled High Street in the heart of Guildford town centre, close to all shopping, restaurant and entertainment facilities. The mainline railway station is with 5 mins walk of the property where regular train services provide easy access to Central London and the main regional centres and local routes serve surrounding towns and villages. The central bus station is within 3 mins walk of the property from which buses serve the local catchment area.

ROAD	MINS
Heathrow	35 mins
Gatwick	40 mins

RAIL	MINS
Central London (Waterloo)	30 mins
Godalming	6 mins
Woking	8 mins
Petersfield	30 mins
Reading	37 mins
Portsmouth	53 mins















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