

# HAYS HOUSE

MILLMEAD, GUILDFORD, GU2 4HJ

Newly refurbished fully fitted EPC A rated office  
suite in the heart of Guildford Town Centre

[www.hayshouseguildford.co.uk](http://www.hayshouseguildford.co.uk)



**CAT A+ fit out**



**18 x open plan desks**



**Secure bicycle storage & lockers**



**Shower facilities**



**3 x car spaces with EV charging**



**New air conditioning**



**5 minutes walk from station**



**EPC rating A**

# LOCATION

Guildford is an established retailing and leisure destination, and Hays House is within very close proximity (0.1 miles) to the cobbled pedestrianised High Street with its host of first-class retail and leisure amenities.

Occupying a prime position within Guildford town centre, Hays House is situated within a 5-minute walk of the railway station and bus terminal (0.3 and 0.2 miles respectively) providing excellent rail links to central London in just over 30 minutes, as well as regular services to the wider region. Hays House provides occupiers with an attractive riverside setting located with frontage onto Millmead. The locality, with a mix of green space, residential and commercial space, boasts a high level of character and many neighbouring buildings have Historic England listed building status.

## BY RAIL



- 5 minute walk to Guildford mainline station
- London Waterloo fastest time of 35 minutes with up to 9 trains an hour at rush hour
- Gatwick fastest journey time of 47 minutes
- Reading fastest journey time of 36 minutes

## BY ROAD



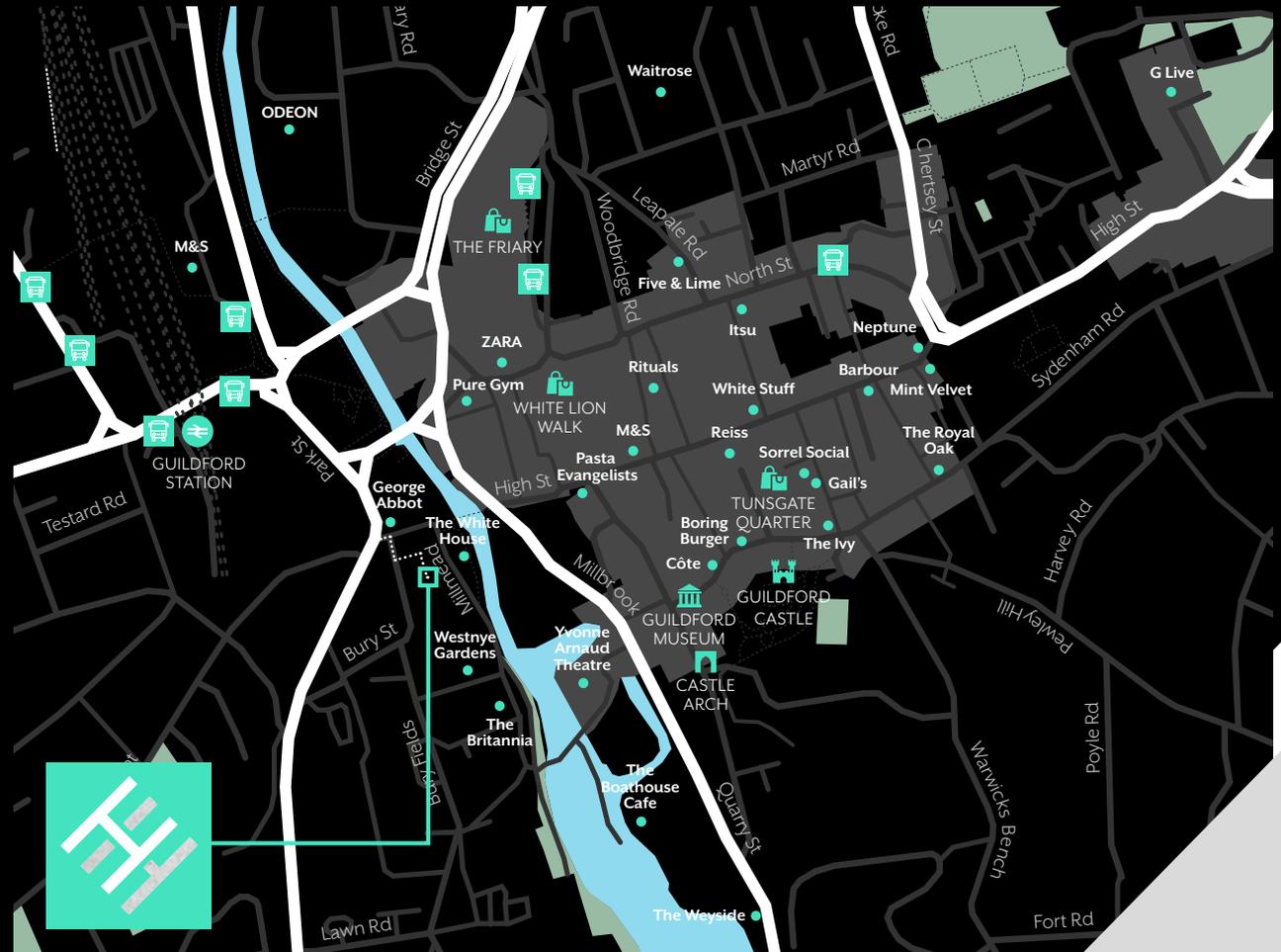
- The A3 provides fast access to the national motorway network M25 J10 – 10 miles (15 minutes)
- M3 J4 – 14 miles (20 minutes)
- The secure car park is located at the rear of the property and is accessed via Bury Street

## BY AIR



- Heathrow – 26 miles (35 minutes)
- Gatwick 35 miles (45 minutes)
- Farnborough 14 miles (30 minutes)

Source: Google Maps



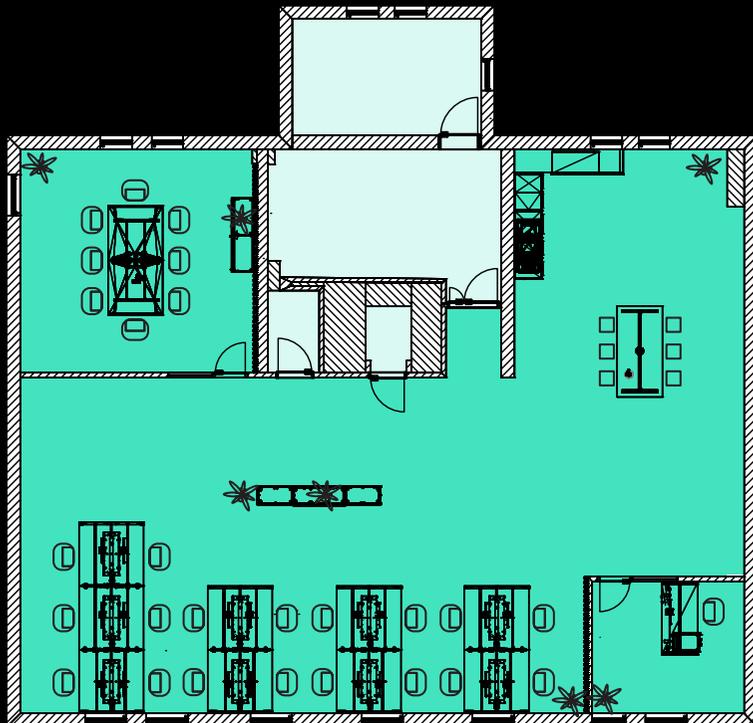


# DESCRIPTION

Hays House provides 18,428 sq ft of modern, Grade A office accommodation over ground and two upper floors.

The suite itself comprises a second-floor fully fitted and furnished office suite benefitting from dual aspect windows which provide excellent natural light and views across Guildford. The specification includes brand new air conditioning and perforated metal suspended ceiling with brand new LED lighting. The space has been designed to accommodate 18 desks within the open plan area, along with a separate individual office and an 8-person meeting room. There is a new fully equipped kitchen, complete with generous break out space including an 8-person table and seating.

There are WCs on each floor and showers at ground and first floor level, along with secure car parking to the rear along with secure bicycle storage with lockers. The suite boasts excellent sustainability credentials, having recently achieved EPC A through a highly sustainable office refurbishment, which emphasised the use of a local supply chain to reduce the overall carbon footprint of the refurbishment.



SECOND FLOOR - 1,818 SQ FT (169 SQ M)

Not to scale. For indicative purpose only.

## FURTHER INFORMATION

### Terms

A new lease is available directly from the landlord, for a term to be agreed. Rent is exclusive of VAT, business rates and service charge and utilities.

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