



Andrews House

College Road, Guildford GU1 4QB

Contemporary, Cat A+ workspace tailored to your needs

Comprising 2,298 sq ft, this CAT A+ office accommodation is designed with the occupier in mind, offering flexible space that can be tailored to suit.

The modern office layout comprises meeting rooms, breakout space, tea point and is available on lease terms direct from the landlord.

The property is located in the heart of Guildford town centre, within a short walk from the High Street, Friary Shopping Centre and Guildford mainline railway station providing a fast and frequent service to London Waterloo and Reading.



CAT A + office accommodation



Tailored fit out upon request



Impressive new reception area



3 parking spaces (1:766 sq ft)



Shower facility



Bicycle storage



Energy efficient LED lighting



4 Pipe fan coil air conditioning



Fibre enabled



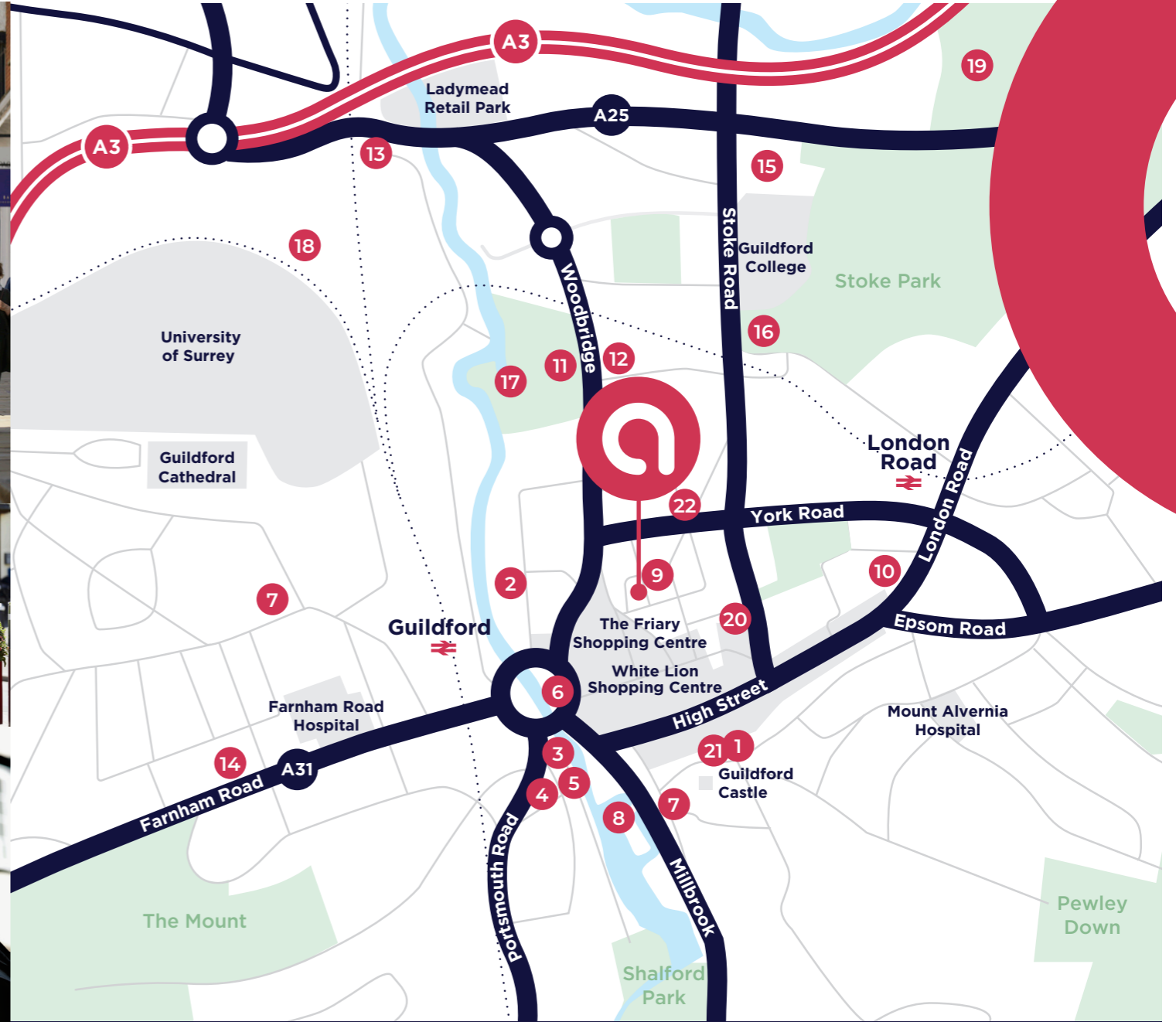
New metal tiled ceiling



8 person passenger lift



EPC rating of B



A thriving town centre location

Andrews House occupies a prominent position on College Road, in Guildford town centre.

The property sits adjacent to Waitrose and is a short walk from the main High Street, Friary Shopping Centre, Commercial Road, Leapale and Old Police Station car parks.

An abundance of amenities

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|----------------------------|--|
| 1. The Ivy Asia | 13. The Gym |
| 2. ODEON | 14. Asperion Hotel |
| 3. George Abbot | 15. Guildford Lido |
| 4. The Cannon | 16. Ornamental Gardens |
| 5. The White House | 17. National Trust - River Wey and Godalming Navigations and Dapdune Wharf |
| 6. Electric Theatre | 18. Airhop Trampoline Park |
| 7. Guildford Museum | 19. Guildford Spectrum |
| 8. Yvonne Arnaud Theatre | 20. Turtle Bay |
| 9. Waitrose | 21. The Ivy Castle View |
| 10. G Live Theatre | 22. The Boileroom Music and Cultural Arts Space |
| 11. Guildford Cricket Club | |
| 12. BP & Co-op | |

Excellent connectivity

Guildford is within easy access of the UK's two largest airports (Heathrow and Gatwick). It is located 33 miles south west of central London and just 10 miles from Junction 10 of the M25 and 11 miles from Junction 3 of the M3, offering superb road connectivity to the national motorway network and the south west.

In addition to this, Guildford mainline railway station is within a 7 minute walk of Andrews House and provides regular services to London Waterloo, with a fastest journey time of 34 minutes and up to 9 trains an hour at peak times. It also offers direct services to Reading and Gatwick airport.

The A3 and A25 roads are both within a 10 minute drive, with the M25 Junction 10 just 15 minutes away.



Economy & regeneration



Guildford town centre

Solum Regeneration (JV between Kier and Network Rail) are on site with the £200M redevelopment of Guildford railway station, multiple storey car park and a vibrant station quarter with new shops and restaurants as well as residential accommodation comprising 438 new homes. For further information visit: www.solum.co.uk/development/guildford

The University of Surrey

The University of Surrey has played a huge part in Guildford's recent success, through scientific and technological research, with a reputation in health, medicine, space environmental and mobile communications. The University is home to over 15,000 students contributes over £1.8B to the national economy and via its ownership of the Surrey Research Park is home to over 100 companies involved in research and development.



North Street

Planning permission was achieved in December 2023 for the regeneration of nearby North Street, to include 471 new highly sustainable homes. A reconfigured bus station, 2.2 acres of public realm including 110 new trees and 2,900 sq m of green and brown roofs. Works are due to commence later this year with full site completion due 2031. For further information visit: www.northstreetregeneration.co.uk

In good company

Guildford is home to a large number of international and national occupiers.

These include BAE Systems, Allianz, BOC, RSM, Wargaming and Electronic Arts. The town is also home to a larger number of technology companies such as GRENKE, Evolve Dynamics, The Wiggly Line Company, MyGlobalHome, Securium, Superdielectrics and Packing.AI to name but a few.

In addition, on the Life Science side, there is Aura Veterinary, SISAF Limited, Grant Genomics, Alliance Medical and Nature Metrics.

Guildford is also seen as the leading gaming community in the South of England, with a thriving community of both large and small gaming developers clustered in and around the town centre and business parks.



Further information

Terms

The suite is available on a new lease, with terms to be agreed.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting. The property is elected for VAT, which is payable on all prices, premiums and rents.

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