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# Unit 2 Astolat Way

**Guildford GU3 1NE**

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High Quality Grade A Offices  
with Excellent Car Parking

5,948 sq ft / 552.6 sq m  
To Let





## Description

The available accommodation comprises the entire 2nd floor of Unit 2 Astolat Way, (the iGuzzini building) and provides clear high quality open plan accommodation. The floor is completely self contained, but tenants will be able to take advantage of the buildings other many amenities which include shower facilities, meeting rooms, manned reception and both internal and external break out space. The tenant will have the benefit of 30 car spaces.

## Specification

High Quality Single Floor

Full Air Conditioning

Stunning Full Height Glazing

Metal Tiled Ceilings LED Lighting

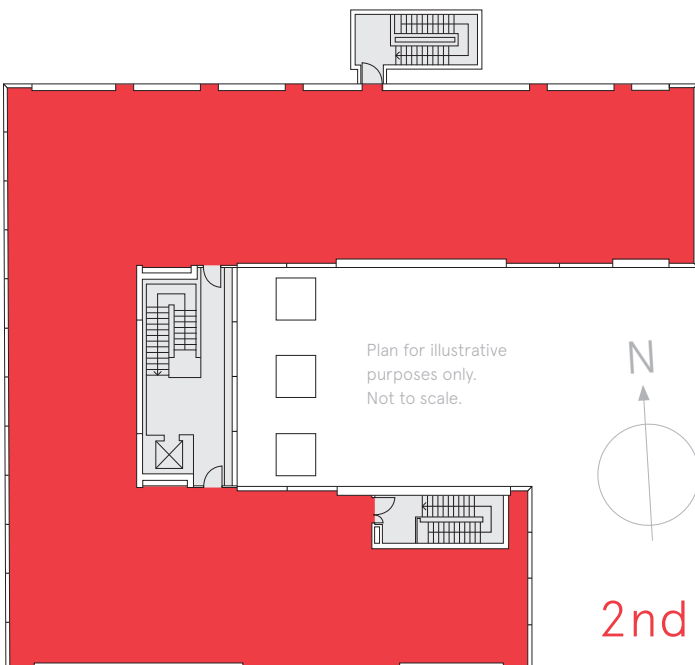
Raised Access Floor

Impressive Entrance Reception

30 Car Parking Spaces







2nd floor - 5,948 sq ft / 552.6 sq m

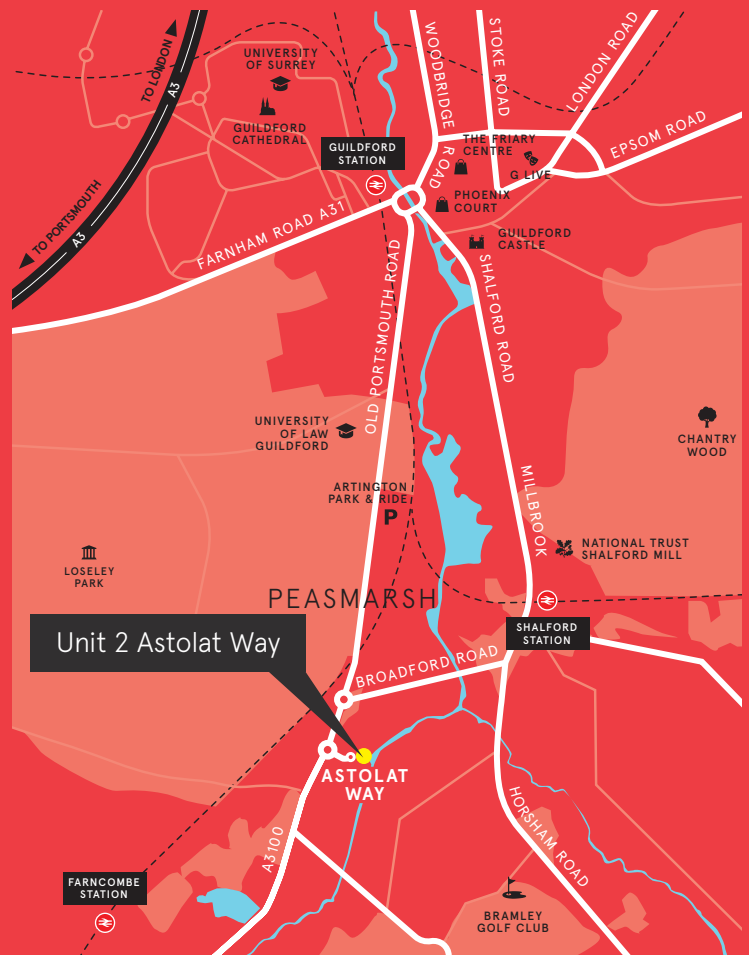


## Location

Guildford is a county town of Surrey, located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides good service to London Waterloo with a journey time of approximately 36 minutes. Both Heathrow & Gatwick airports are within 30 miles.

Astolat Way is situated within the Astolat Business Park located approximately 3 miles to the south of Guildford. There is easy access to the town centre, the Park and Ride and the A3, some 2 miles to the West.

*Local Guildford occupiers include:*



## Terms

A new lease is available for a term to be agreed.

## Viewing

For further information or if you would like to arrange a viewing please contact our agents:

## Legal Costs

Each party to pay their own legal costs incurred in the transaction.

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