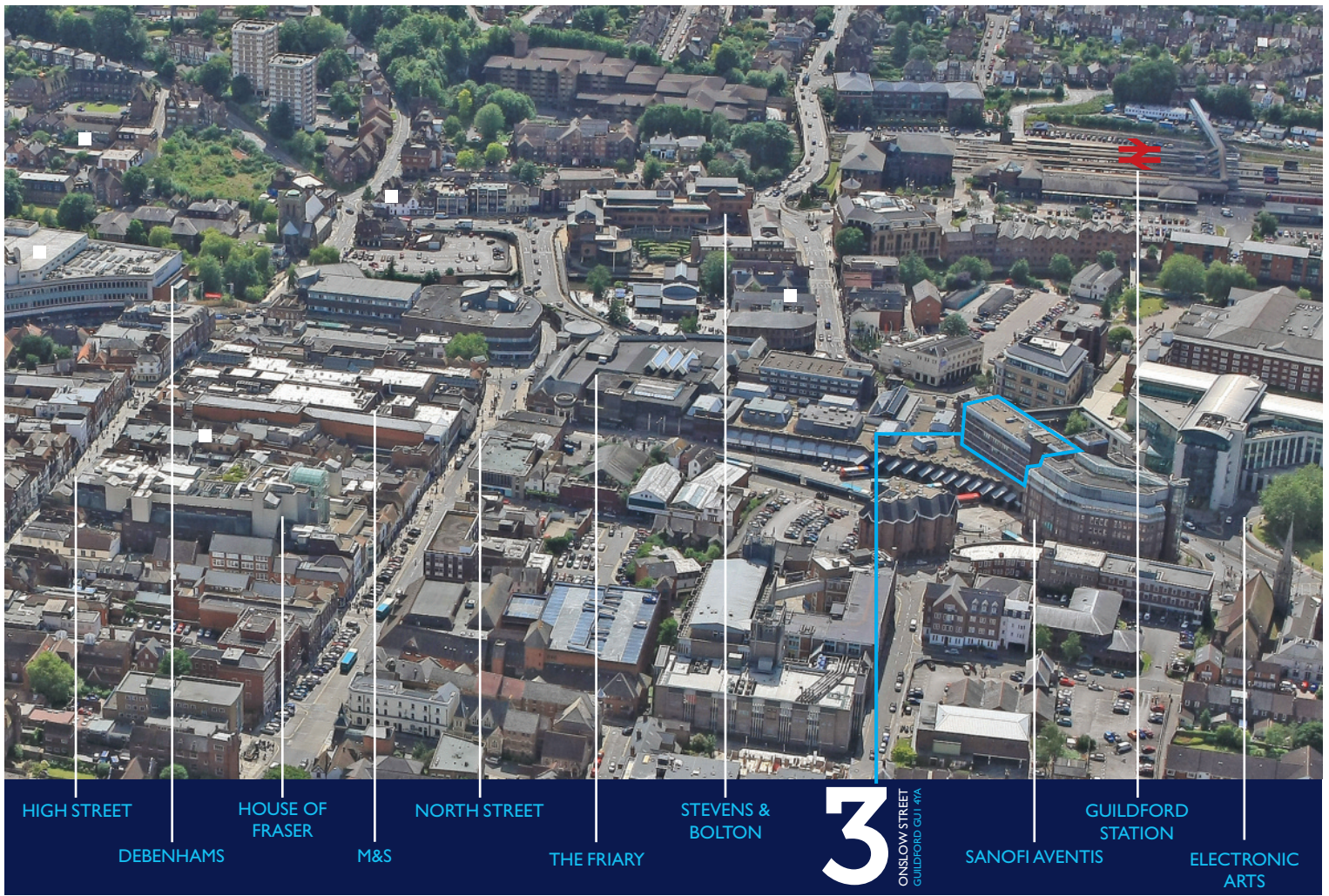


3 ONSLOW STREET
GUILDFORD GU1 4YA

HIGH QUALITY
CONTEMPORARY
OFFICES WITH
28 CAR PARKING SPACES
5,166 - 21,538 SQ FT
TO LET



DESCRIPTION

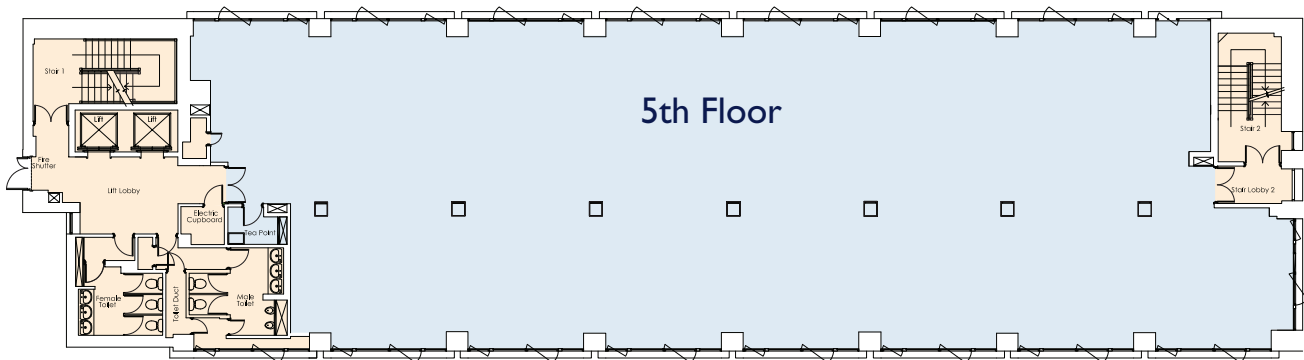
The accommodation comprises the entire upper parts of 3 Onslow Street. The office floors are approached through a modern, spacious ground floor entrance hall.

The offices have been completely refurbished to a high standard to provide excellent flexible open plan accommodation. There are 28 allocated basement car parking spaces.



SPECIFICATION

- > Extensively refurbished
- > VRF air conditioning
- > Refurbished office reception
- > 2 x 8 person passenger lifts
- > Suspended ceilings
- > LG7 compatible lighting
- > Excellent natural light
- > Regular shaped floor plate
- > DDA compliant
- > 28 allocated car spaces



SCHEDULE

| Floor | sq ft | sq m |
|--------------|---------------|----------------|
| 6th | 5,167 | 480.0 |
| 5th | 5,343 | 496.4 |
| 4th | 5,166 | 479.9 |
| 3rd | 5,364 | 498.3 |
| Reception | 498 | 46.3 |
| Total | 21,538 | 2,000.9 |



Floor areas are approximate and based on Net Internal Areas. Plan for illustrative purposes only and not to scale.



Flexible open plan floors and a superior level of finishing make 3 Onslow Street an excellent town centre office opportunity.



LOCATION

Guildford is the County Town of Surrey and has excellent road and rail links with easy access to the A3 approximately 1 mile to the north which leads directly to junction 10 of the M25 and the national motorway road networks.

3 Onslow Street is located in the centre of Guildford, close to the junction with Woodbridge Road. Major occupiers in the immediate vicinity include Sanofi Aventis and Electronic Arts.

Guildford mainline railway station, which provides direct and regular services to London (Waterloo) with a fastest journey time of approximately 37 minutes, is less than a five minute walk and all shops, restaurants and other amenities are immediately at hand.

ROAD*

| | |
|----------------------|----------|
| A3 | 1 mile |
| M25 J10 | 8 miles |
| London | 30 miles |
| ✚ London Heathrow T5 | 23 miles |
| ✚ London Gatwick | 35 miles |
| Southampton | 49 miles |

RAIL (from Guildford)**

| | |
|------------------|---------|
| London Waterloo | 37 mins |
| ✚ London Gatwick | 40 mins |
| Portsmouth | 58 mins |
| Southampton | 74 mins |

* Mileage is approximate and sourced from theaa.com
 ** Train times are fastest sourced from networkrail.co.uk

TERMS

The premises are available in their entirety or on a floor by floor basis for a term by arrangement.

RENT

Upon application.

LEGAL COSTS

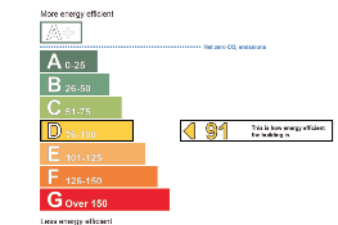
Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly through joint sole agents.

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