

TO BE REFURBISHED



Ashbourne House

The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

Part second floor office

1,377 to 4,622 sq ft

(127.93 to 429.40 sq m)

- New suspended ceiling with LED lighting
- Male, female and disabled WC's on each floor
- New carpet and floor coverings
- Fully accessed raised floors with floor boxes at a ratio of 1:10 sq.m.
- Redecorated throughout
- Double height reception area
- 20 on site car parking spaces (a ratio of 1:225 sq.ft.)
- Split Option Available

Ashbourne House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

Summary

Available Size	1,377 to 4,622 sq ft
Rent	£27 per sq ft
Rates Payable	£12.29 per sq ft
Rateable Value	£104,000
Service Charge	£14.20 per sq ft
EPC Rating	Upon enquiry

Description

Ashbourne House sits at the north of the Guildway Business Park which comprises four buildings totalling 118,000 sq.ft., the subject property was constructed in 2002 and comprises three floors providing L shaped floor plates accessed from a double height glazed atrium with reception, stairs and lift serving each floor.

The available accommodation is on the part second floor comprising 4,500 sq.ft. which is about to be refurbished to a Grade A specification.

Location

Ashbourne House and the Guildway Office Park are located approximately 1.5 miles south of Guildford town centre on the Old Portsmouth Road (A3100), from Guildford town centre both the A31 and A3 can be joined as well as to the south of the subject property is Godalming. Next door to the Guildway is Artington Park & Ride which provides quick and easy access into the centre of Guildford.

Terms

Further terms available upon request.

Connections

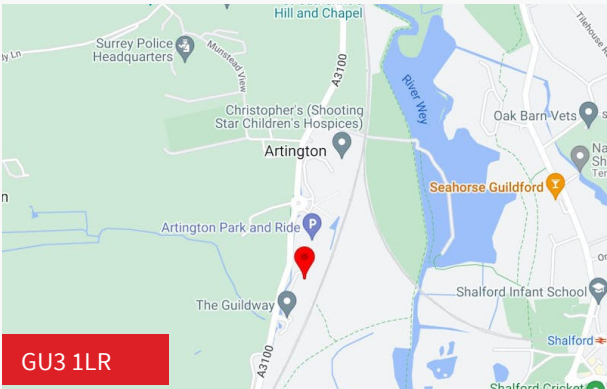
- By Car
- Guildford town centre - 1.5 miles
- A3 - 2.5 miles
- M25 Junction 10 - 10 miles
- Heathrow Airport - 23 miles
- Gatwick Airport - 24 miles
- Central London - 30 miles

- By Rail
- Guildford to London (Waterloo) - 32 minutes
- Guildford to Gatwick - 40 minutes
- Guildford to Portsmouth - 54 minutes

Distance and times are approximate

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Piers Leigh
0148 373 0060 | 07967 726 301
pleigh@curchodandco.com

Kyran Copestick
0148 3 73 0060 | 07570 682 204
kcopestick@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 01/07/2025



