

Office Market Update 2020 Guildford

Hurst Warne On the Move...

Following an off-market purchase in late 2019, we are delighted to announce that we have taken occupation of our newly refurbished office at Chapel Street in Guildford. The move further strengthens our presence in the town whilst future-proofing our ongoing expansion.



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Market Report 2020

Guildford

**Hurst
Warne**
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ANNUAL TAKE-UP

YEAR	TAKE-UP (SQ FT)	NO OF TRANSACTIONS	AVERAGE SIZE (SQ FT)
2020	109,650*	8	13,700
2019	128,200	19	6,700
2018	53,400	5	10,700
2017	98,500	10	9,850
2016	85,300	7	12,200
2015	105,500	11	9,600
5 year Average	95,011	10	10,630

* Take-up includes 42,550 sq ft sale of Liongate House for Permitted Development

2020 vs 5 YEAR AVERAGE +14%

15,000 SQ FT (1)

**UNDER CONSTRUCTION
/ REFURBISHMENT**

SUPPLY

TOTAL STOCK
3.65 MILLION SQ FT
GRADE A
208,000 SQ FT
GRADE B
133,000 SQ FT
TOTAL
341,000 SQ FT

YEARS SUPPLY BASED ON
5-YEAR AVERAGE TAKE-UP: **3.5 YEARS**

PRIME RENTS (PSF)

Guildford £36.00

UNDER OFFER

24,450 SQ FT

9.3%
VACANCY RATE

(3)
LETTINGS

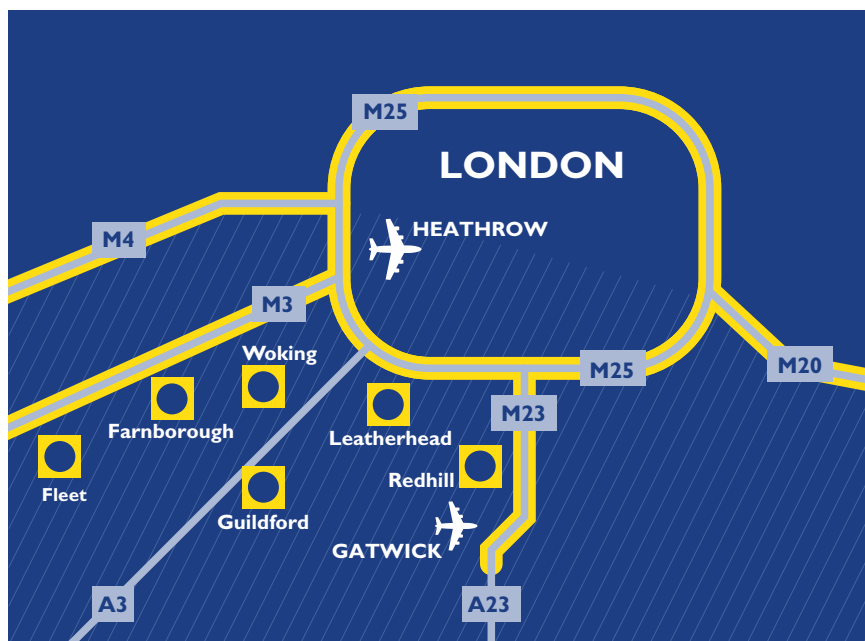
ACTIVE DEMAND
268,500 SQ FT

NUMBER OF ENQUIRIES... 16

AVERAGE SIZE
16,780 SQ FT



Local Expertise, Regional Presence



We're all about commercial property

With a reputation built over 40 years, our network of six offices gives us an unrivalled, regional coverage. Providing advice at a personal and senior level, we offer a full range of property services.

We pride ourselves on our ability to deliver concise, expert, tailored advice that achieves the desired results for our clients.

Our highly-regarded team of Chartered Surveyors are accredited and regulated by the Royal Institution of Chartered Surveyors (RICS), a recognition of our commitment to provide an unrivalled quality of service and professionalism.

Meet the Market Specialists



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