

COMPTON HOUSE

THE GUILDWAY | GUILDFORD

GU3 1LR



FULLY REFURBISHED OFFICE SPACE WITH GREAT PARKING. LAST REMAINING FLOOR.

TO LET - 1,722 TO 7,025 SQ FT (159.98 TO 652.64 SQ M)

 **Hurst
Warne**

KEY BENEFITS

- Fully Refurbished
- Splits available from 1,722 sq ft
- Parking ratio 1:239 sq ft
- EPC B
- Landscaped Setting
- Double Height Reception
- Dedicated Internet Access and Managed Network services available

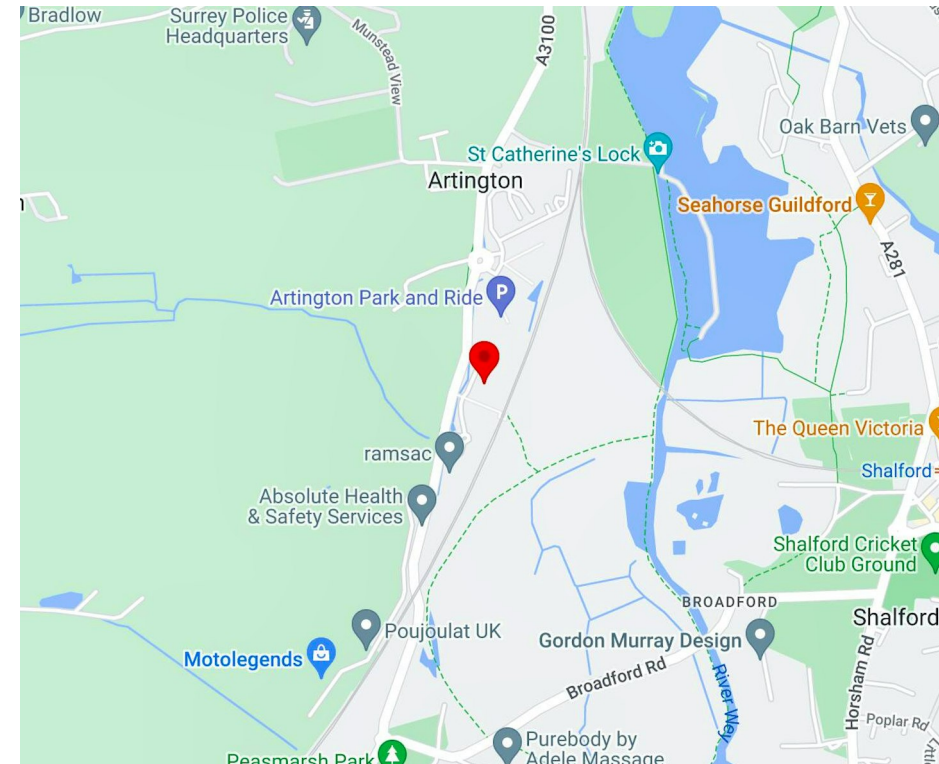
LOCATION

Compton House are situated on The Guildway Office Park, located just 1.5 miles south of Guildford town centre. The Guildway Office Park comprises four self-contained office buildings constructed in 1999, set in an attractive landscaped environment.

Artington Park & Ride is adjacent to The Guildway Office Park, providing easy access on the Guildford "Glide" 200 Artington service to Guildford town centre with 5 bus services an hour and a journey time of just 7 minutes. Access to the town centre is via Old Portsmouth Road (A3100), which also provides access to the A3, 4 miles south.

DESCRIPTION

Compton House is a high specification office building constructed in 1999. One of four buildings on The Guildway Office Park, it is set in attractive landscape surroundings overlooking an area of outstanding natural beauty. The building is arranged over ground & two upper floors with double height reception.



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hurstwarne.co.uk



SUMMARY

- Rent: £27.50 per sq ft
- Available Size: 1,722 to 7,025 sq ft
- Rates Payable: £12.73 per sq ft 2026-2027
- Service Charge: £9.70 per sq ft Year ending 31/12/26
- EPC: B (46)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - South	7,025	652.64	Available
TOTAL	7,025	652.64	

Floor areas are approximate NIA

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

