

FRIARY COURT

13-21 HIGH STREET | GUILDFORD
GU1 3DG



HIGH QUALITY FULLY FITTED OFFICE SUITES

TO LET - 1,700 TO 5,808 SQ FT (157.94 TO 539.58 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

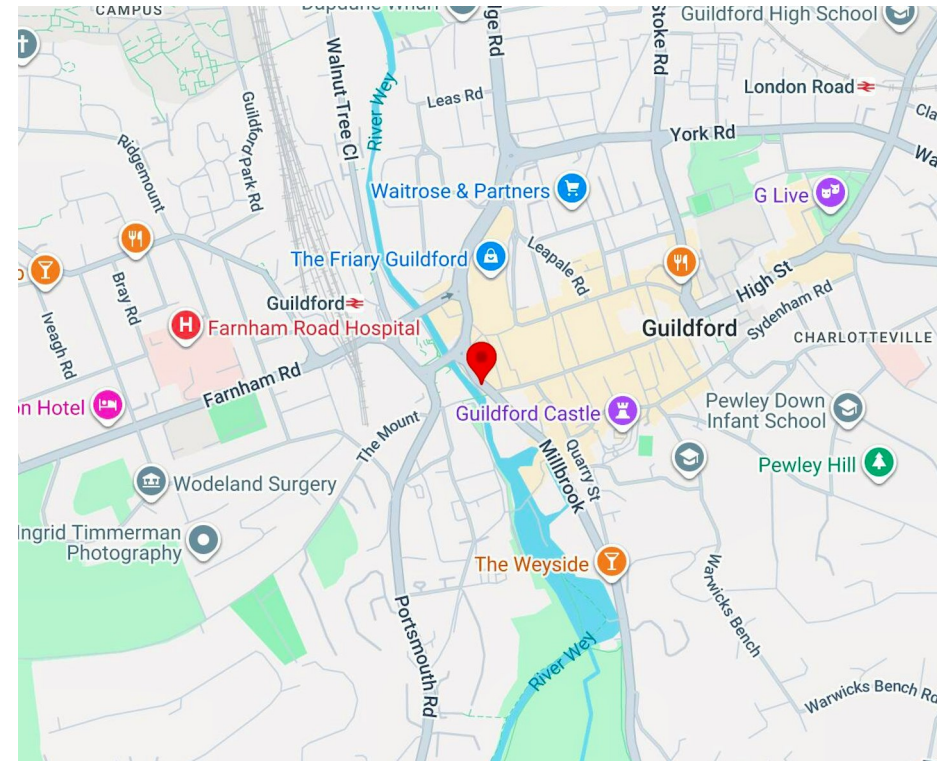
- Offices for 12-16 people in Guildford town centre
- Fully fitted and furnished and ready to move into
- Refurbished building
- Car parking onsite
- Flexible leases available

LOCATION

Friary Court is located at the western end of the High Street in the heart of Guildford Town Centre.

Guildford mainline railway station, which has excellent connections to London (Waterloo) (fastest journey time 35 minutes) and all of the South East England, is within 5 minutes walking distance of the property.

Road communications are excellent with the main A 3 London to Portsmouth trunk road connecting to the M25 at Junction 10 and hence the national motorway network.



DESCRIPTION

The building is owned by Legal & General, one of the UK's largest asset managers and a long-term partner to occupiers across the country.

Friary Court has been designed with comfort, efficiency and sustainability in mind, with an EPC B rating and active air temperature monitoring.

For your team, that means a workspace that feels considered today and better prepared for the expectations of tomorrow.

Arranged over four floors, the building has been comprehensively refurbished to provide modern, move-in-ready workspace with the privacy, finish and flexibility expected by growing teams.

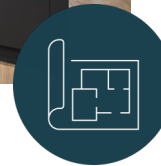
Each office benefits from



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SUMMARY

- Rent: £45 per sq ft
- Available Size: 1,700 to 5,808 sq ft
- Rates Payable: £9.50 per sq ft Based on 2026 valuation
- Service Charge: £14.04 per sq ft Service charge until 31/12/26
- EPC: B



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
4th - Suite 1	1,700	157.94	Available
4th - Suite 2	2,354	218.69	Available
4th - Suite 3	1,754	162.95	Under Offer
TOTAL	5,808	539.58	

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













