

Owen Isherwood
CHARTERED SURVEYORS

Offices at Frederick Sanger Road, Surrey Research Park, Guildford, GU2 7YD

TO LET | 1,143 TO 17,678 SQ FT (106.19 TO 1,642.34 SQ M)

High-quality, flexible space within Surrey Research Park.

- Suitable for office, clinical, laboratory, digital and high-tech uses.
- Single or multiple unit configurations to suit occupier requirements.
- Suspended ceilings with LED lighting.
- Modern fitted kitchens and WCs.
- Ample free on-site parking.
- Excellent on-site amenities, including a dedicated EV charging hub and café.
- Thriving community of over 200 innovative start-ups and established businesses.
- Flexible lease terms offered.
- Ready for immediate occupation.











Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 5	1,143	106.19	Available
Ground - Unit 23	1,296	120.40	Available
Ground - Unit 27	1,144	106.28	Available
Ground - Unit 31	1,290	119.84	Available
1st - Unit 22 and 24	2,299	213.58	Available
1st - Unit 28	1,171	108.79	Available
Building - Unit 29 and 30	2,307	214.33	Available
Building - Units 9-14	7,028	652.92	Coming Soon
Total	**17,678**	**1,642.33**	

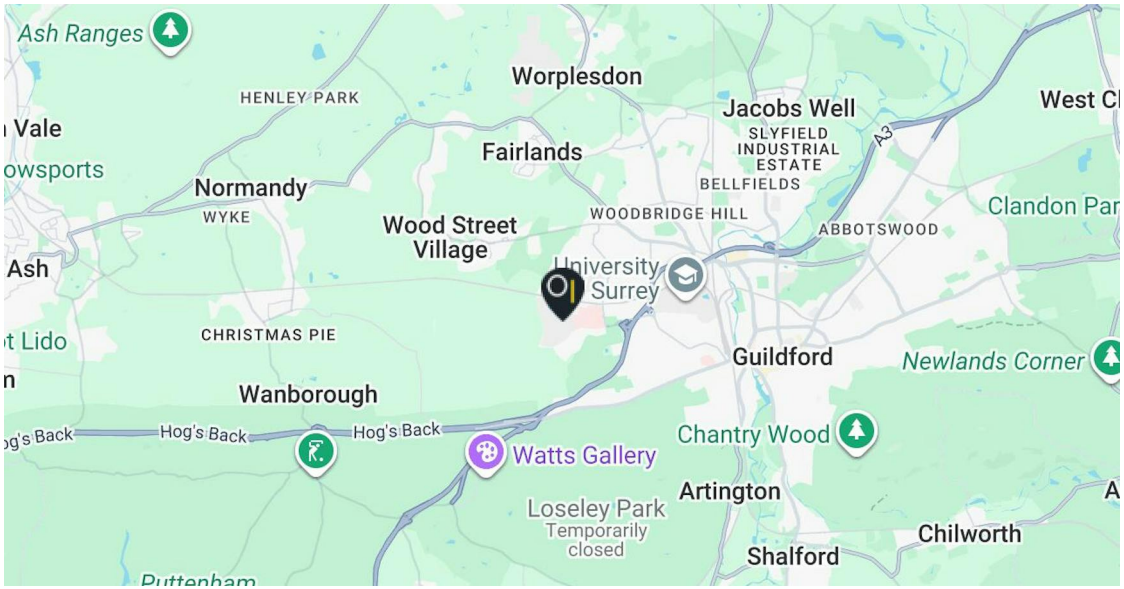
Terms

New Lease

Rates & Charges

Legal costs

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



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