tempus court.

TO LET

Premium office suites
1,000 – 6,000 sq ft
(93–557 sq m)

Bespoke design

Concierge reception

Onsite parking

Onslow Street, Guildford GU1 4SS

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Viewings & Enquiries: 0800 012 9088

Meeting room

Description

Tempus Court is a flexible five-storey building, with open plan floors.

- Stunning new reception and business lounge
- Full-access raised floors
- LED lighting
- EPC rating – B
- Exposed services ceiling finish
- WCs and showers
- New all electric VRF air conditioning
- Secure on site car parking
- Turnkey fully fitted & furnished option available

Reception

Reception

Kitchen

Breakout area

Specification

- Bespoke design
- EPC rating B
- Flexible lease terms
- Superfast broadband
- Quick and easy ocupation
- Your own identity
- On-site parking spaces
- Concierge reception

Images indicative and subject to change

Viewings & Enquiries: 0800 012 9088

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Office area

Unique accommodation

Tempus Court is part of Element Workspaces, a premium workspace group who specialize in the provision of unique suites, tailored to the needs of the occupier. The images throughout this brochure show some of the striking first-class accommodation already provided at Tempus Court, and the Element Workspaces team are able to work with your business to design and deliver your perfect work environment.

The available offices have been measured to have the following approximate net internal floor areas:

Floor areas	sq ft	sq m
Ground floor – Suite 1	1,302	121
Second floor – Suite 1	3,712	345
Third floor – Suite 1	3,751	348

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Ground Floor Suite 1

Meeting room

The reception has been completely refurbished and features free hot and cold refreshments, along with breakout space suitable for informal meetings.

Three suites are available:

- **1,302 sq ft**
  Includes 14 desks, 1 meeting room, and a kitchen area
- **3,712 sq ft**
  To include 36 desks, 3–4 meeting rooms, breakout and communal space plus kitchen
- **3,751 sq ft**
  To include 36 desks, 3–4 meeting rooms, breakout and communal space plus kitchen

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Guildford

Tempus Court is located on Onslow Street in Guildford town centre, and is within a five minute walk of the station.

The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.

Jo Malone London
BOSS Hugo Boss
Costa
M&S Est. 1884
Waitrose
Hollister
L.K.Bennett
Waterstones
Cath Kidston
Pret
Individually Zizzi Italian
The White Company London
flying tiger copenhagen
Loake Shoemakers
MUJI 無印良品
Bill's
Superdry
Ted Baker

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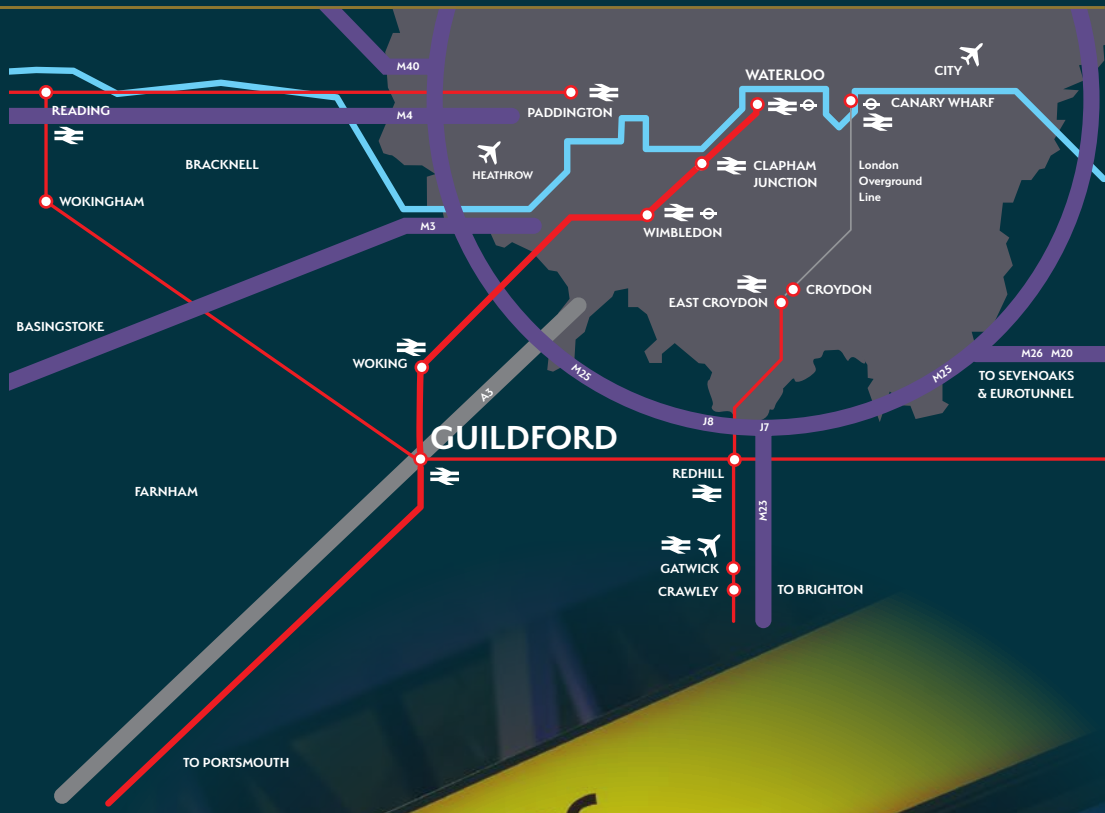
Local occupiers

1. Punter Southall
2. Arcadis
3. XPS
4. Gallagher
5. Electronic Arts
6. Supermassive Games
7. Pennington Manches
8. BDO
9. Supermassive Games
10. Sycurio
11. Stevens & Bolton LLP

Comms

Guildford's location offers excellent transport links with London, airports and the wider UK.



The town is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

By car	miles
A3	1.1
M25 (Junction 10)	10
Heathrow Airport	22
Gatwick Airport	27
London	33
Reading	27

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

By rail	mins
London (Waterloo)	37
Reading	37
Gatwick Airport	40
Portsmouth	59
Canary Wharf	63

tempus court.

EPC RATING B

Viewing

Strictly by appointment through the agents:

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Tim Shaw
07834 626792
tshaw@shw.co.uk

bray fox smith

Simon Knight
07818 012419
simonknight@brayfoxsmith.com

tempuscourt.com

Owned and managed by

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Contact: Matt Healey Yates
0800 012 9088

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