COMPTON HOUSE

THE GUILDWAY, GUILDFORD, GU3 1LR

3,000 – 7,025 SQ FT AVAILABLE

WWW.GUILDWAYOFFICEPARK.CO.UK

DESCRIPTION

Compton House is a high specification, self contained office building. One of four buildings on The Guildway Office Park, it overlooks an area of outstanding natural beauty yet is 5 minutes away from Guildford town centre.

The building is arranged over ground and two upper floors with the spacious reception benefiting from an impressive double height atrium.

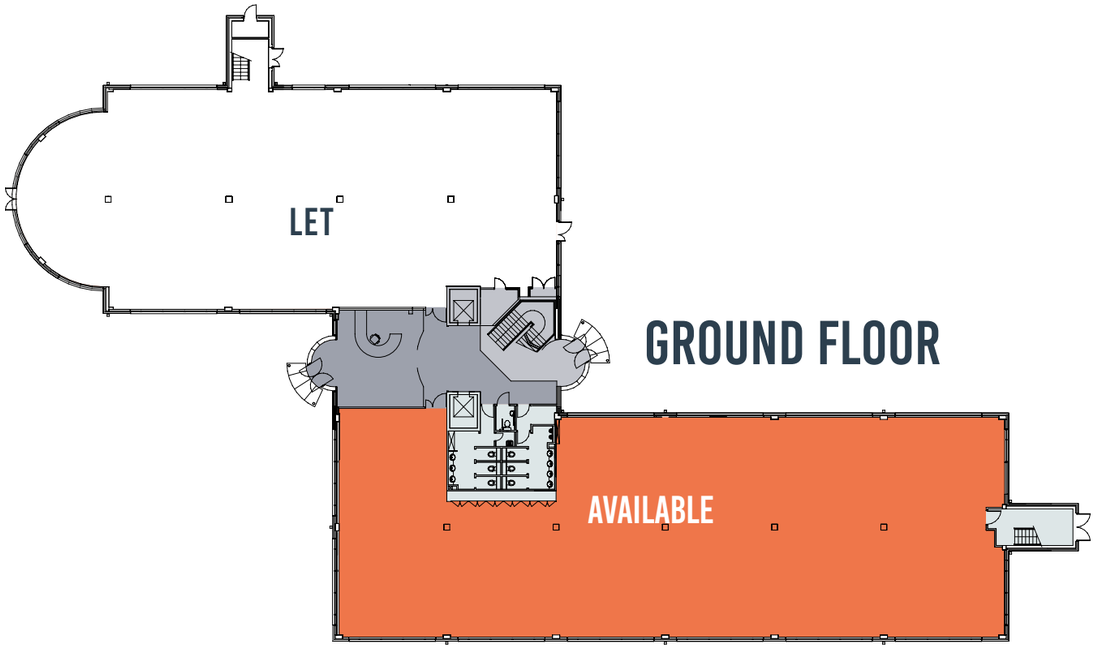
The surface level car park to the front and rear provides an outstanding on-site car parking ratio of 1:234 sq ft.

AVAILABILITY

Floor	sq ft	sq m
Ground - south	7,025	652.6

The versatile ground floor space can be split to provide suites of 3,000-7,025 sq ft. There is also planning permission to create a new, dedicated ground floor entrance.

Cafe in neighbouring Wonersh House



Not to scale. For indicative purposes only.

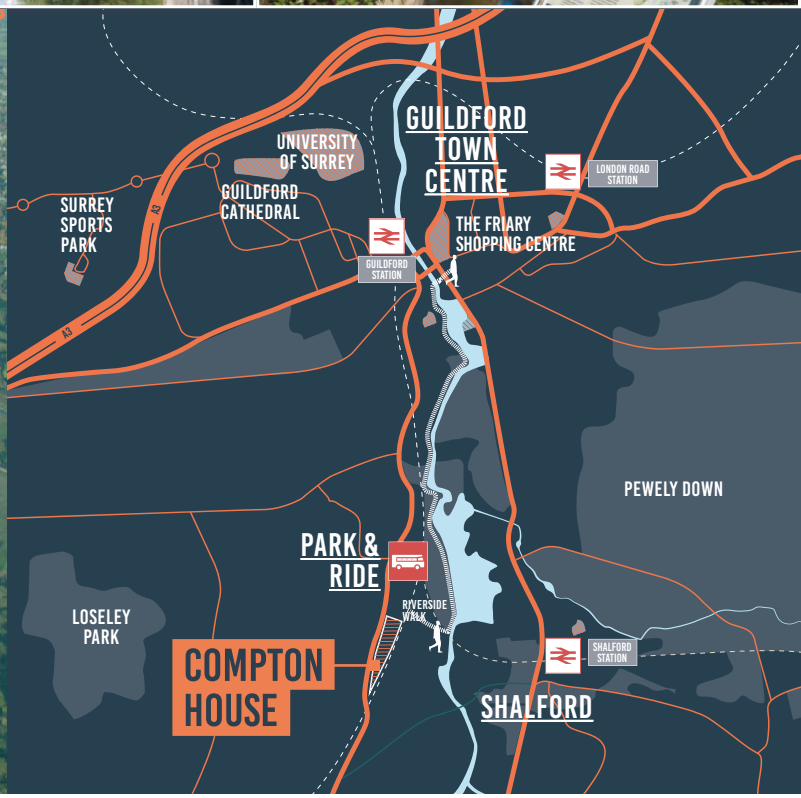
- WCs on each floor
- EPC rating of B
- Fully connected
- VRF air conditioning
- Full access raised floors
- LED lighting
- Landscaped setting
- Double height reception
- Parking ratio of 1:234 sq ft
- Flexible & divisible floor plates
- Cafe in neighbouring Wonersh House

LOCATION

Compton House is situated on The Guildway Office Park and prominently located on the Old Portsmouth Road (A3100) approximately 1.5 miles south of Guildford town centre via the A3100. The Artington Park & Ride facility sits adjacent to the park and provides quick and easy access into central Guildford. Within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London and the South Coast, Guildford is the perfect spot from which to explore the whole of South East England. Offering first class entertainment and shopping, surrounded by a wealth of gardens and historic buildings, Guildford is the gateway to some of the most stunning scenery with the Surrey Hills Area of Outstanding Natural Beauty.

BY RAIL — GUILDFORD STATION TO:	MINS
LONDON WATERLOO	32
READING	37
GATWICK AIRPORT	40
PORTSMOUTH	59

BY CAR	MILES
GUILDFORD TOWN CENTRE	1.5
A3	2.5
M25 (JUNCTION 10)	10
HEATHROW AIRPORT	23
GATWICK AIRPORT	24
CENTRAL LONDON	30



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