

TO LET

OFFICES – FROM 1,733 SQ FT (161 SQ M) TO 8,433 SQ FT (783 SQ M)

Blenheim House, Bridge Street, Guildford, Surrey GU1 4RY

DESCRIPTION

Blenheim House provides office accommodation over ground and three upper floors. The offices benefit from excellent natural light along with beautiful river views.

The ground floor is currently fitted to provide a client lounge and meeting room suite, with 1st & 2nd floors open plan and the 3rd floor fitted with five executive offices and meeting rooms. The space benefits from a suspended ceiling with LED lighting along with VRF air conditioning and a triple aspect which provides a versatile floor plate suitable for a variety of different fit outs.

The offices have use of 14 parking spaces located to the rear of the property in a walled, secure courtyard, which is accessed via Bedford Road & Fays Passage. The lower ground floor is occupied by Guildford Jui Jitsu and the lower ground floor entrance to the rear is shared with them, along with the shower and two WCs located off the lower ground floor entrance lobby.

LOCATION

Blenheim House is conveniently situated on Bridge Street, next to the River Wey, located between Guildford mainline train station and The Friary Shopping Centre. The building is within easy reach of all the town centre amenities.

The property is only a few minutes' walk from the mainline Guildford train station which offers fast and frequent services to London Waterloo (fastest journey time of 35 minutes), Gatwick airport (fastest journey time of 40 minutes) and Reading (fastest journey time of 35 minutes). The building is also a short walk from a number of town centre car parks as well as the bus station. The A3 is approximately 1 mile distant and provides easy access to London and the M25..

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,733	161.00
1st Floor	2,295	213.21
2nd Floor	2,295	213.21
3rd Floor	2,110	196.02
TOTAL	**8,433**	**783.44**

AMENITIES

- Prominent office building with own front door
- Riverside setting with views of the river & cathedral
- 14 car parking spaces in secure car park
- VRF air conditioning
- Suspended ceiling with LED lighting
- WCs on each floor
- Disabled WC on ground floor
- Shower on lower gorund floor
- 8 person passenger lift

RENT

On application.

BUSINESS RATES

Rateable value (2026) £277,500
Rates payable (2026/27) £133,200 (£15.80 per sq ft) based on the standard multipier of 48p in the £.
Interested parties should make their own enquiries direct with the local billing authority, and satisfy themselves as to the rates liability.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C (54).





VIEWINGS – 01483 538181

Elliot Hope **t:** 07860 506885 **e:** ehope@shw.co.uk
Tim Shaw **t:** 07834 626792 **e:** tshaw@shw.co.uk

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MAKING PROPERTY WORK

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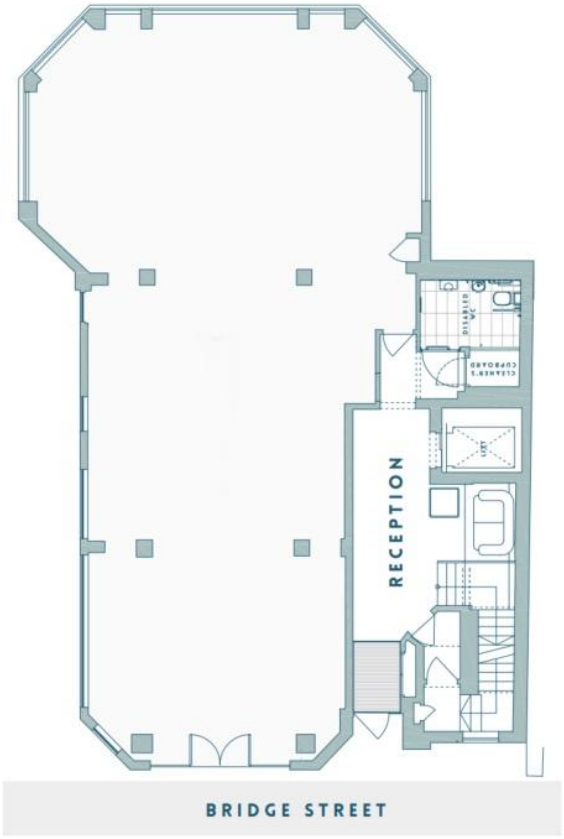


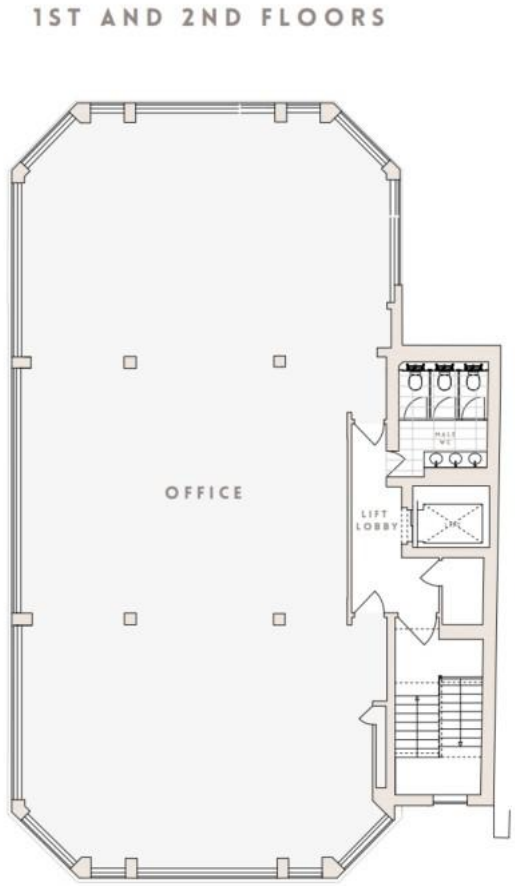












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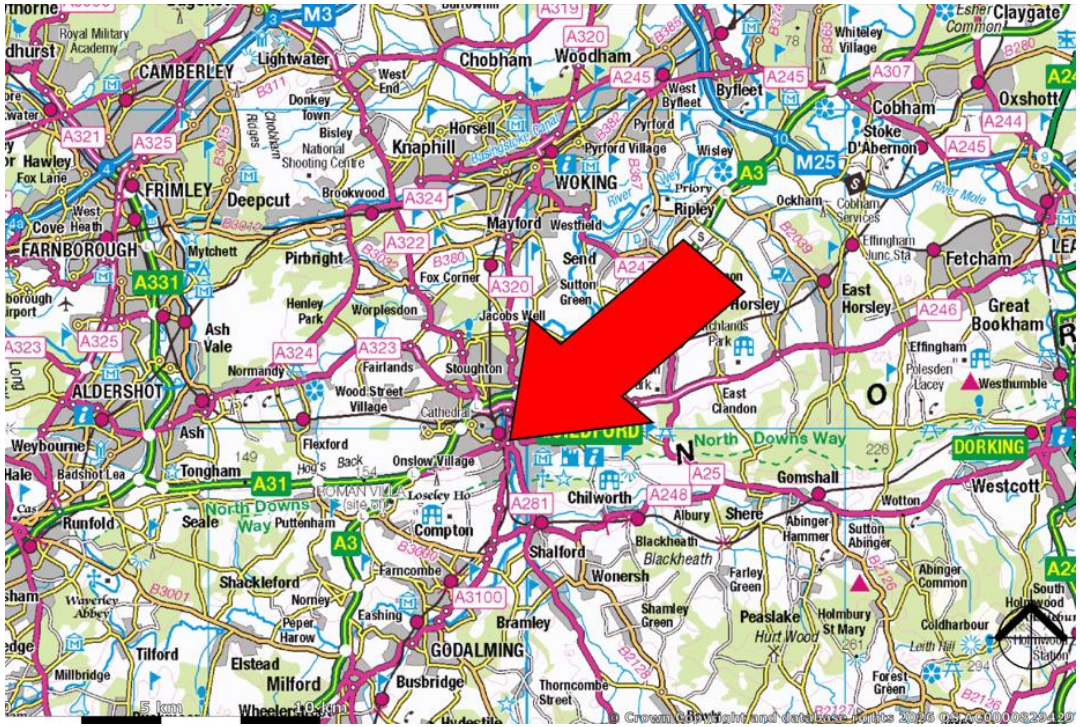
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