# ONE LONDON SQUARE GUILDFORD

5,340 sq ft (496.10 sq m)



## ADDRESS

One London Square
Guildford
GU1 1UN

## DESCRIPTION

**Short Term Flexible Office Suite with parking**

Guildford is an attractive location for corporate occupiers.  One London Square is located at the top end of Guildford town centre and within one mile of the A3 which links to Junction 10 of the M25.  The London Road railway station is a two minute walk from the property.  Guildford town centre benefits from shopping centres, numerous retail outlets, bars, restaurants and Guildford Spectrum Leisure Centre.

The accommodation is on the ground floor of the building and is part open plan and part fitted. EPC – B : 47

Dated: 14/11/2026

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## SPECIFICATION

- Air conditioning
- Raised floor
- Suspended ceiling
- Recessed lighting
- Kitchen
- WCs

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|---|---|
| **Tenure** | Full repairing & insuring lease expiring 23 April 2024 |
| **Rent** | £148,825 per annum exclusive of rates and service charge |
| **Service Charge** | TBA |
| **Rates** | RV £182,500 |
| **Size** | 5,340 sq ft (496.10 sq m) |

## CONTACT

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Dated: 14/11/2026

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