

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: 05/08/2025



SPECIFICATION

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

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

David Smith
 BSc (Hons) MRICS
T 01737 230739
M 07801 700656
E david.smith@michaelrogers.co.uk

Dated: 05/08/2025

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