

ONE LONDON SQUARE GUILDFORD

5,340 sq ft (496.10 sq m)



ADDRESS

One London Square
Guildford
GU1 1UN

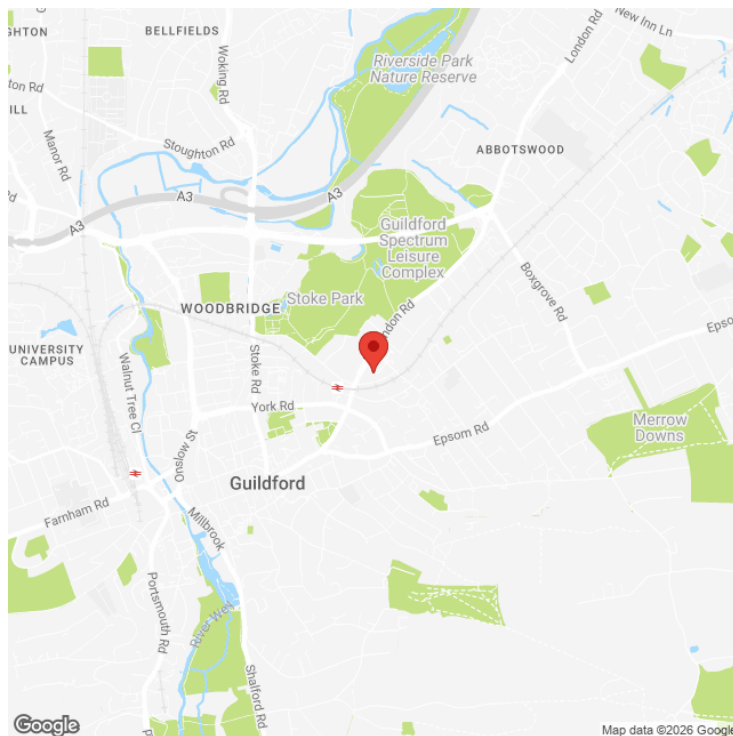
DESCRIPTION

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: 05/04/2026



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: 05/04/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ