



## MODERN OFFICE

**ON-SITE CAR PARKING FOR 2 X CARS** *additional car parking also available*

*915 sq ft NET approx*

**TO LET**



## FIRST FLOOR

**8 FARADAY ROAD • GUILDFORD • SURREY • GU1 1EA**

### LOCATION:

The property is situated on the Woodgate site on the west side of Woodbridge Road which is half a mile from Guildford Town Centre which is the main commercial and administrative centre of Surrey, lying approximately 33 miles south west of central London, 7 miles south of Woking and 10 miles east of Farnham. The A3 London to Portsmouth trunk road runs to the north of the town, and provides fast road access to London, the M25 at Junction 10 approximately 8 miles to the north east, and the south coast. Frequent rail services to London (Waterloo) are available, with a journey time of approximately 38 minutes.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

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# FIRST FLOOR

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**LOCATION (cont'd):** The Guildford urban area population was 69,400 as at the 2001 Census, with a district population of 129,701. In terms of employment, 34.50% of people are employed in the higher intermediate managerial, administrative and professional sectors, with 32.30% in supervisory, clerical and junior managerial positions. In the Guildford travel to work area, as at 2001, 27.40% of people were employed in banking, finance and business services, 20.70% in other services, 16.30% in retail and 10.10% in manufacturing. As at June 2009, the unemployment rate in Guildford was 2.00% compared with the national average of 7.80%.

Major employers in the town include Allianz Cornhill Insurance, The Royal Grammar School and the University of Surrey.

**DESCRIPTION:** The subject property comprises part of the Woodgate Scheme built in 2005 by Frogmore Property Company Ltd., the overall development scheme provided a mixture of both residential property (flats) and commercial premises (offices), the residential being developed by Fairview Homes Ltd whilst the commercial offices were developed by Frogmore.

Internally the premises are carpeted and benefit from perimeter trunking, air conditioning, suspended ceilings with recessed lighting, electric heating in the common areas and stairwells whilst ceiling mounted air conditioning units have been installed, the condensers are located to the rear of the offices. There are WC facilities on each floor whilst the present occupiers have installed a large kitchen/rest area.

**ACCOMMODATION:** 915 sq ft NET  
2 x car spaces are available with additional car parking also available.

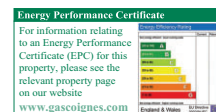
**TERMS:** The premises are available on a fully inclusive basis in the sum of £2,500.00 per calendar month. The figure includes rent/rates/service costs i.e electricity, gas and water.

**VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Andrew Russell  
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**NOTE:**

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