



# 3

ONSLOW STREET  
GUILDFORD GU1 4YA

5,166 - 15,894 sq ft

TO LET

Three high quality individual  
office floors, two fully fitted  
and one in open plan

[3onslow.com](http://3onslow.com)





*Flexible open plan floors and a superior level of finishing make 3 Onslow Street an excellent town centre office opportunity.*

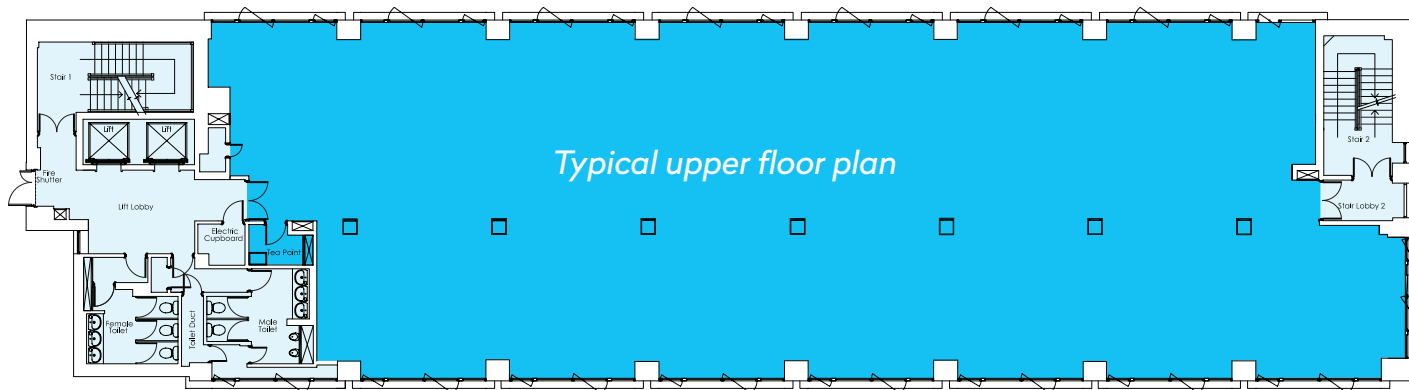


## Description

The accommodation comprises the upper parts of 3 Onslow Street. The office floors are approached through a modern, spacious ground floor entrance hall.

The 3rd floor has been completely refurbished to a high standard to provide excellent flexible open plan accommodation, the fourth and fifth floors are both fully fitted with differing layouts, but each layout incorporates a mixture of cellular offices, meeting rooms, open plan areas and kitchen/breakout spaces. There are 7 allocated basement car parking spaces per floor.





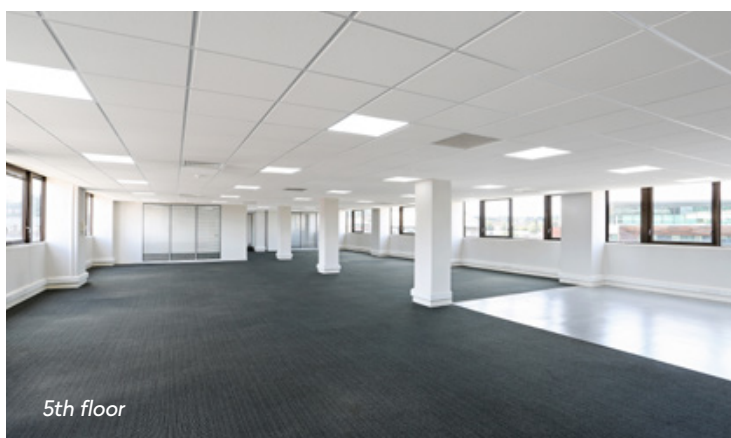
For indicative purposes only. Not to scale.

## Specification

- Extensively refurbished
- VRF air conditioning
- 2 x 8 person passenger lifts
- Suspended ceilings
- LG7 compatible lighting
- Excellent natural light
- Regular shaped floor plate
- DDA compliant
- 7 allocated car spaces per floor

## Accommodation

Floor	sq ft	sq m
5th	5,364	498.3
4th	5,166	479.9
3rd	5,364	498.3
<b>Total</b>	<b>15,894</b>	<b>1,476.6</b>







*Guildford is the County Town of Surrey and has excellent road and rail links with easy access to the A3 approximately 1 mile to the north which leads directly to junction 10 of the M25 and the national motorway road networks.*



3 Onslow Street is located in the centre of Guildford, close to the junction with Woodbridge Road. Major occupiers in the immediate vicinity include Aventis and Electronic Arts.

Guildford mainline railway station, which provides direct and regular services to London (Waterloo) with a fastest journey time of approximately 37 minutes, is less than a five minute walk and all shops, restaurants and other amenities are immediately at hand.



*3 Onslow Street is situated in the heart of Guildford Town Centre, just a short walk to Guildford train station and has great connections to the national motorway network.*



#### Miles by car

A3	1
M25 J10	8
London	30
Heathrow	23
Gatwick	35
Southampton	49



#### Mins by train

Farnham	23
Clapham Junction	31
Reading	35
Waterloo	37
Gatwick	40
Portsmouth	58

Approximate times from Google Maps and National Rail from Guildford station





## Terms

The premises are available in their entirety or on a floor by floor basis for a term by arrangement.

## Rent

Upon application.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly through joint sole agents.

## Contact



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