




Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**STAG HILL HOUSE**  
2,500 sq ft – 66,824 sq ft (232 – 6,208 sq m)

**STAG HILL HOUSE, SURREY UNIVERSITY, GUILDFORD, GU2 7XJ**

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- Located in the Heart of Surrey University Campus
  - Various Uses Considered Including Leisure
  - 24 Hour Access
  - Ample Parking in the Vicinity
  - Adjacent to Guildford Business & Research Parks
  - High Ceilings 3m – 4m

## LOCATION

Located within the Surrey University campus in Guildford. Stag Hill is situated next to Guildford Cathedral, with close links to the A3, good proximity to Guildford mainline train station. The campus is also the home to Surrey Research Park and Surrey Business School.

## DESCRIPTION

Stag Hill House provides open plan commercial space that can be split into various layouts and sizes to accommodate various uses.

There are staircases at either end of the floorplate and w/c facilities in the central core. There is a dedicated reception area and high ceilings throughout (3m – 4m). The premises also provides a goods lift, 4 passenger lifts and has 24-hour access. An external roller shutter door provides loading access to the goods lift, via a communal lobby, which serves all floors in the building.

There is ample parking available at a ratio of 1:500sqft. Additional spaces can be provided under a separate licence by arrangement. Nearby amenities includes campus restaurants, cafes, a supermarket and post office.

All uses under Class E will be considered including leisure.

## ACCOMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	24,607	2,286
1 <sup>st</sup> Floor	28,848	2,680
2 <sup>nd</sup> Floor	13,369	1,242
3 <sup>rd</sup> Floor	LET	LET
Basement – Storage	UNDER OFFER	UNDER OFFER
<b>Total</b>	<b>66,824</b>	<b>6,208</b>

## TERMS

New effective fully repairing and insuring lease on flexible terms available.

## RENT

£20 per sq. ft.

## EPC

C - 55



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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