



Owen
Isherwood
CHARTERED SURVEYORS

Stag Hill House, Guildford, GU2 7XJ

TO LET | 2,500 TO 66,824 SQ FT

Impressive HQ Offices

Impressive HQ Offices

- Located in the Heart of Surrey University Campus
- Various Uses Considered Including Leisure & Retail
- 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 1:500 sq.ft. 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 retail & leisure.

Accommodation

Name	sq ft	sq m	Availability
Ground	24,607	2,286.07	Available
1st	28,848	2,680.07	Available
2nd	13,369	1,242.02	Available
3rd	13,455	1,250.01	Let
Basement	17,072	1,586.04	Under Offer

Rent

£20 per sq ft

Rates & Charges

Service charge: On Application

Rates payable: On Application

EPC

C (55)

Legal costs

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



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