

# GUILDFORD

Hays House, Millmead, GU2  
4HJ



## OFFICE TO LET

**4,279 SQ FT**

- VRF air conditioning system
- 9 car parking spaces
- Suspended metal tile ceilings
- LG7 lighting with PIR sensors
- Fitted office



GU2 4HJ

## Summary

Available Size	4,279 sq ft
Rates Payable	£11.41 per sq ft Based on most recent VOA listing
Rateable Value	£88,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

## Description

Hays House is situated on Millmead, overlooking the River Wey. The part first floor is available and benefits from the current tenants fit out including an open plan office with 18 desks, a smaller office with 6 hot desks as well as one private office. There are also 3 meeting rooms which includes a boardroom for 12 and 2 smaller meeting rooms. The current fit out also benefits from a large fully fitted kitchen / breakout area.

## Location

The office is located to the South-West of Guildford town centre and just a few minutes walk away from the main High Street with all of its amenities. The immediate area comprises a mixture of green space including Westyne Gardens. Millmead is adjacent to the A31 which gives direct access to the A322, A3 and in turn the M25. Guildford station is just a 5 minute walk away from the building.

## Accommodation

The accommodation comprises the following areas (NIA):

Name	sq ft	sq m	Availability
1st - Part First Floor Suite	4,279	397.53	Available
<b>Total</b>	<b>4,279</b>	<b>397.53</b>	

## Specification

VRF air conditioning system  
9 car parking spaces  
Suspended metal tile ceilings  
LG7 lighting with PIR sensors  
Fitted offices with power points in place  
EPC C (rating is close to a B)

## Viewings

Strictly through the sole agents listed below

## Terms

Available by way of a sublease or lease assignment until August 2026; or by surrender and regrant of a new lease direct with the Landlord.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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