

BROADFORD BUSINESS PARK

SHALFORD, NR GUILDFORD GU4 8EP



A mix of offices, hi-tech and
commercial buildings available
2,500 - 35,000 sq ft to let

DESCRIPTION

A landscaped development of office/hi-tech/commercial buildings originally believed to have been constructed in the 1980's, which have been refurbished individually in recent years. The units are of steel frame construction, with brickwork and glass work to the exterior. The estate has good parking provisions with Bishopsgate House having its own dedicated car park and loading/unloading area.

SPECIFICATION



Buildings offering a flexible mix of uses



Landscaped estate



Walking distance to village shops and café



Some buildings have loading doors



Walking distance to station, with direct services to Gatwick & Guildford



Allocated parking



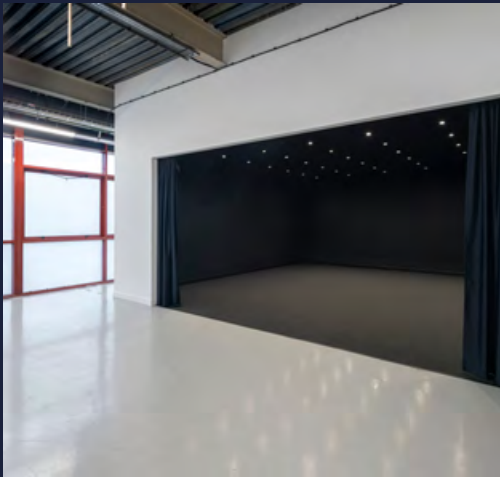
Riverside location



WC & kitchenette facilities within each building

ACCOMMODATION

Building	Ground floor (GIA)	First floor (GIA)
Bishopsgate House	10,395 sq ft	10,395 sq ft
Northfield House	N/A	5,283
Southfield House	N/A	2,407
River House	6,685	N/A



Not to scale. For indicative purposes.

LOCATION

The best of both worlds, Shalford is a picturesque village benefiting from being less than 10 minutes from bustling Guildford town centre by car or train.

Guildford is an established retail and leisure destination, with a strong mix of high-street brands, independent boutiques, and modern shopping centres such as the Friary and Tunsgate Quarter. Its vibrant leisure scene includes theatres, restaurants, and a lively café culture, making it a well-rounded destination for both shopping and social experiences. Its excellent transport links to London and affluent catchment area further reinforce its reputation as a key commercial and lifestyle hub.



Location	From Broadford Business Park by car
Guildford	10 minutes
M25	19 minutes
Farnham	22 minutes
Woking	22 minutes
M3	23 minutes
Heathrow Airport	35 minutes
Gatwick Airport	40 minutes

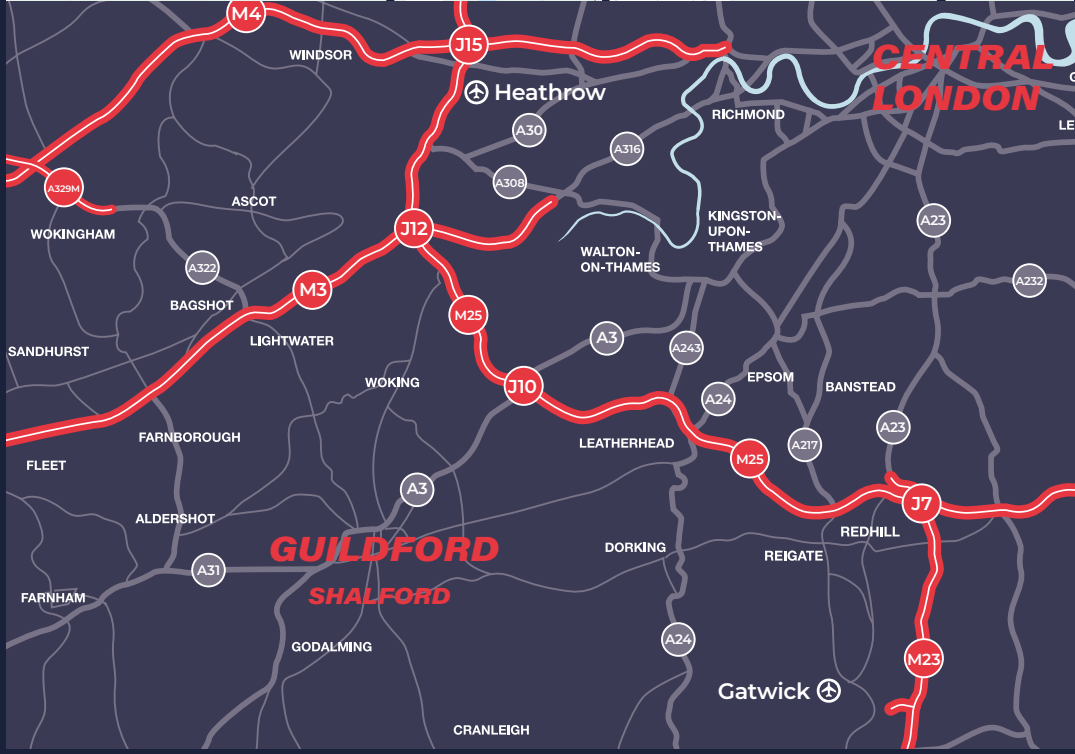
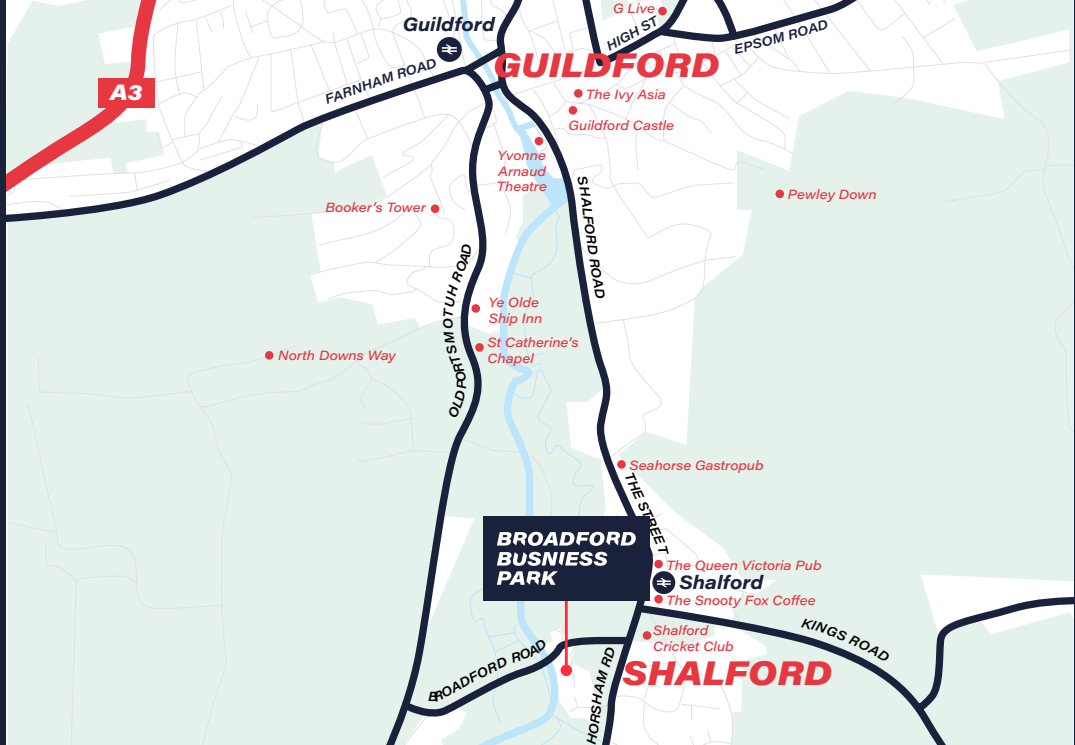
CONNECTIVITY

Broadford Business Park is situated approximately 1.5 miles south of Guildford town centre just off the A248 close to its junction with the A281 Horsham Road. The A3 is a short distance away which provides easy access to junction 10 of the M25 and hence the national motorway network which allows easy access to both Heathrow and Gatwick airports as well as the rest of the country.

Shalford Railway station is within walking distance which offers a direct service to Gatwick Airport to the East, and to the West Guildford station with a regular train service to London Waterloo (approx 35 mins) and to many other destinations throughout the South East.



Station	Journey time from Shalford station
Guildford	4 minutes
Farnborough North	24 minutes
Redhill	30 minutes
Wokingham	35 minutes
Crowthorne	36 minutes
Gatwick Airport	41 minutes
Reading	46 minutes





TERMS

LEASES

The units will be available on new leases, with the length of lease term by agreement.

VAT

VAT will be chargeable on the rent and service charge

LEGAL COSTS

Each party to be responsible for their own legal costs within the transaction.

CONTACT

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RENT

Bishopsgate House
£416,000 pax - £20 sq ft

First floor Northfield House
£119,000 pax - £22.50 sq ft

First floor Southfield House
£54,150 pax - £22.50 sq ft

Suite 1 River House
£134,000 pax - £20 sq ft

EPC

First floor Northfield House
EPC 48B

First floor Southfield House
EPC 42B

Suite 1 River House
EPC 98 D

Bishopsgate House
EPC 71C

Potential redevelopment/owner occupation proposals, for whole or part welcome. Price on application.

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