



GLOBAL HOUSE

BRIDGE STREET, GUILDFORD,
GU1 4SB

Freehold office building FOR SALE in central Guildford

WATLING
REAL ESTATE


CSquared



OPPORTUNITY HIGHLIGHTS

- Freehold
- Office
- Central Guildford
- Views over the River Wey
- Self Contained
- Asset Management / Investor / Owner Occupier opportunity
- Potential for Change of Use
- 8,460 sq.ft (GIA)
- 5,581 sq.ft (NIA)
- Offers in the order of £1,500,000 are invited for the freehold interest

LOCATION

Global House is located in the centre of Guildford, the County town of Surrey. Well connected by both rail and road, Guildford boasts a strong education provision, most notably the University of Surrey, and its significant commuter based population.

The subject property is located on Bridge Street just 200m from Guildford town centre on the one way system.

Within a short walking distance are bus connections leading throughout Surrey as well as Guildford railway station which links to national rail connections and central London within 4 minutes.

Road links are good with Guildford being served immediately by the A3 which links directly to the south coast and wider motorway network via the M25.







CONNECTIVITY

Rail

The property benefits from excellent transport links being located within close proximity to Guildford Mainline Train Station, serviced by South Western Railways.

Portsmouth (59 mins) – GUILDFORD – Woking (8 mins)
– Clapham Junction (30 mins) – Waterloo (32 mins) –
Wimbledon (45 mins)

Car

The property benefits from good road connections via the A3 and onwards throughout the motorway network via the M25.

Airport

Both London Gatwick and London Heathrow can be reached in 45 minutes by road.

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DESCRIPTION

Global House is arranged over basement, ground and two upper floors and comprises an original building dating back to 1876 with later additions.

Predominantly the building is of brick and slate construction, as is typical in the immediate vicinity.

Internally, the fit out and configuration has been bespoke designed to suit the vendors requirements and as a result could benefit from redesign and refurbishment if remaining as an office use.

Subject to obtaining the necessary planning consents, the building has potential for a range of alternative uses.

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FLOOR AREA AND PLANS

To see the Floor Area and plans, please

CLICK HERE

for access to our dataroom.

FURTHER INFORMATION

Guide Price

Offers in the order of £1,500,000 are invited for the freehold interest.

Tenure

The property is held freehold under title number SY400801

Legal Costs

Each party is responsible for their own legal costs incurred throughout.

Viewings

Strictly by appointment only

Dataroom

[Click here](#) for access to our dataroom





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Subject to Contract

Property Reference - xxxx

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To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.