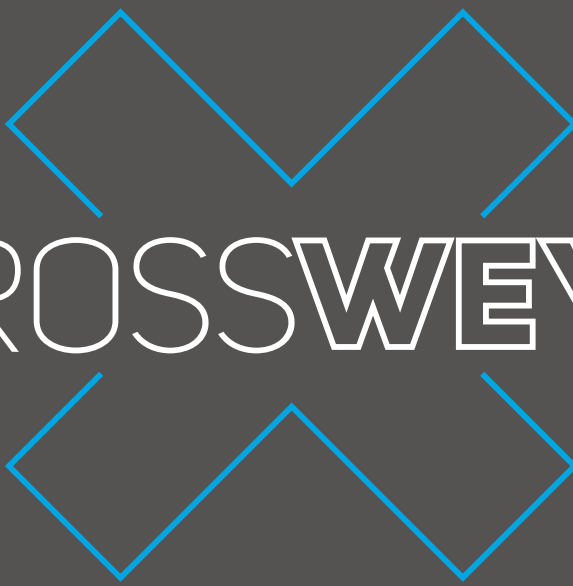


28-30 HIGH STREET / GUILDFORD / GU1 3EL

2ND FLOOR
LET TO GLOWMADE



CROSSWEYS

CONTEMPORARY OFFICES IN GUILDFORD TOWN CENTRE
5,307 SQ FT (493 SQ M)

BETTER WEYS IN BUSINESS

Crossweys is a landmark building on Guildford's historic High Street, close to all town centre amenities.

Approached through a new feature entrance, Crossweys has been extensively refurbished to provide inspiring workspace of 5,307 sq ft.

CROSSWEYSGUILDFORD.CO.UK



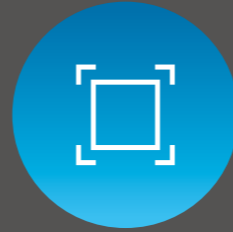
STRIPPED WEY BACK



WEY THE ADVANTAGES



CENTRAL LOCATION



FLEXIBLE FLOOR PLATES



GUILDFORD STATION
7 MINUTES WALK



CENTRAL LONDON
37 MINUTES



BICYCLE RACK &
SHOWER FACILITIES



STUNNING NEW
ENTRANCE



EXPOSED
SERVICES



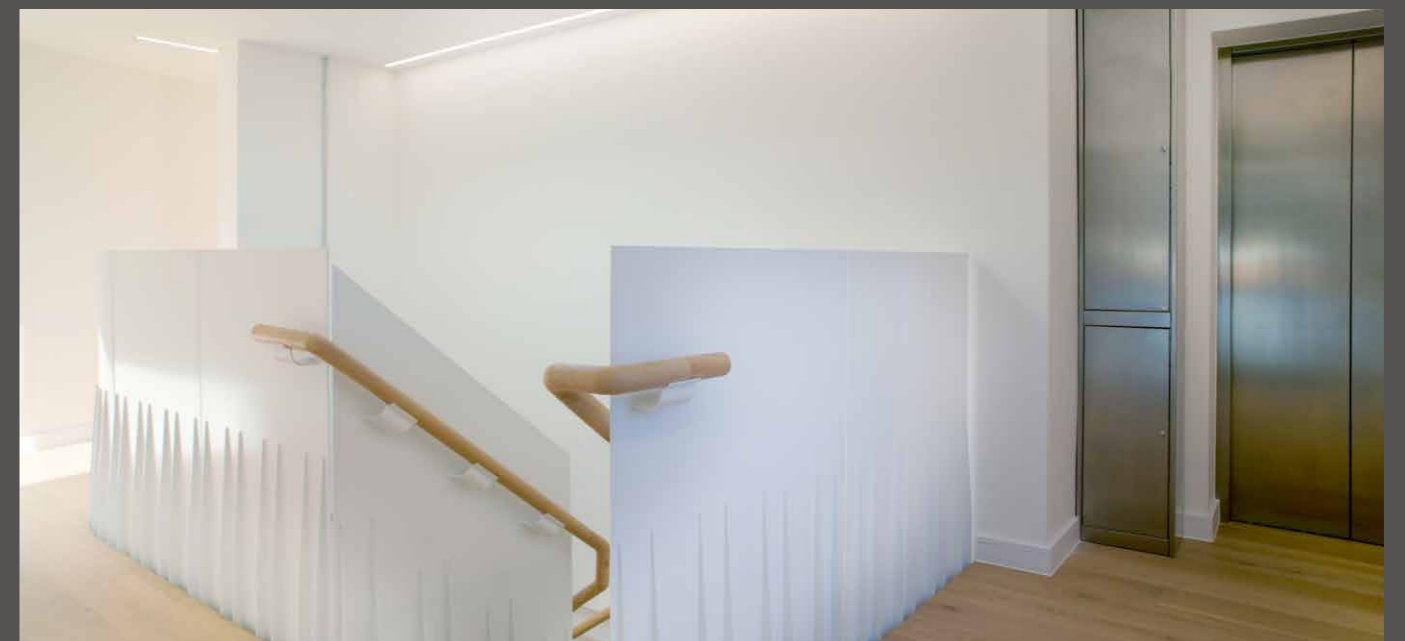
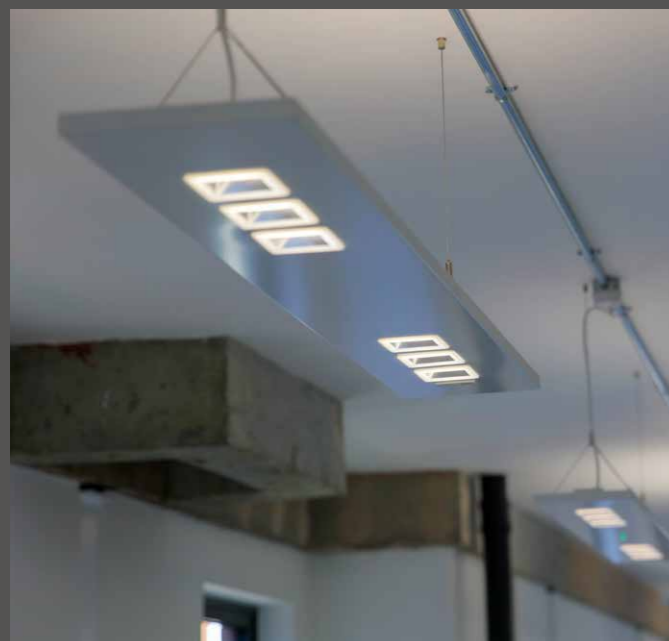
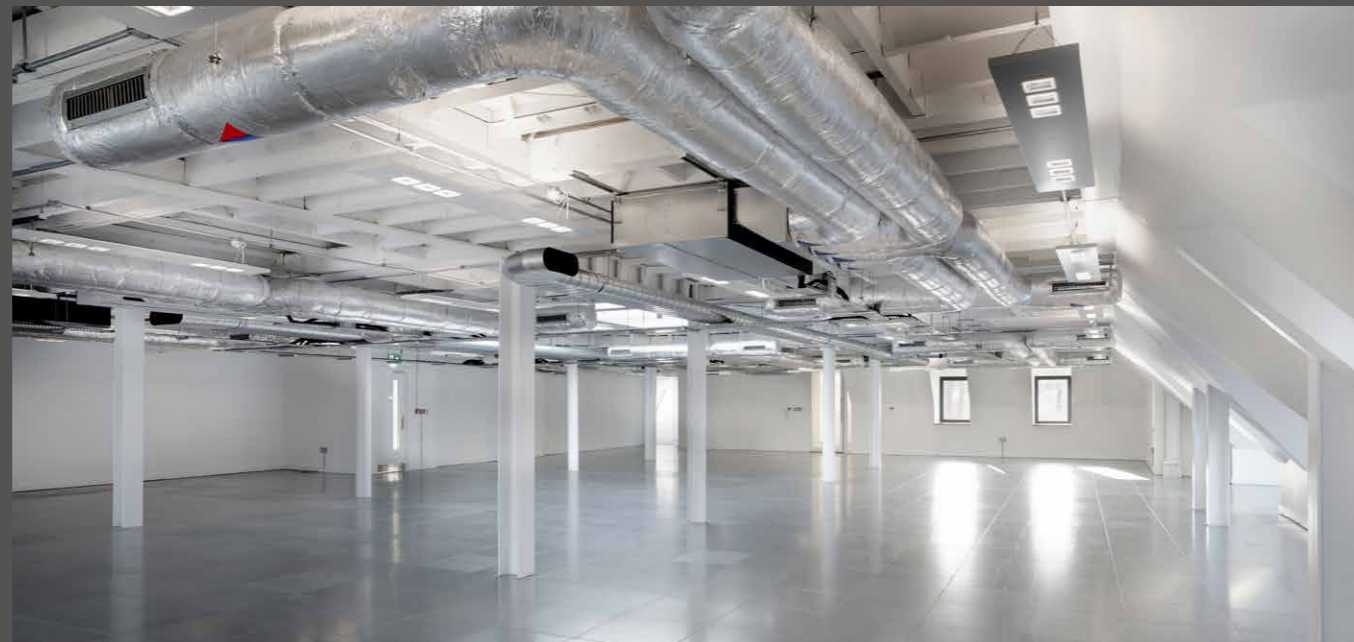
NEW LED
LIGHTING



AIR CONDITIONING
SYSTEM THROUGHOUT



6 CAR PARKING SPACES
(1:1,601 SQ FT)



CROSSWEYS

5,307 SQ FT (493 SQ M)

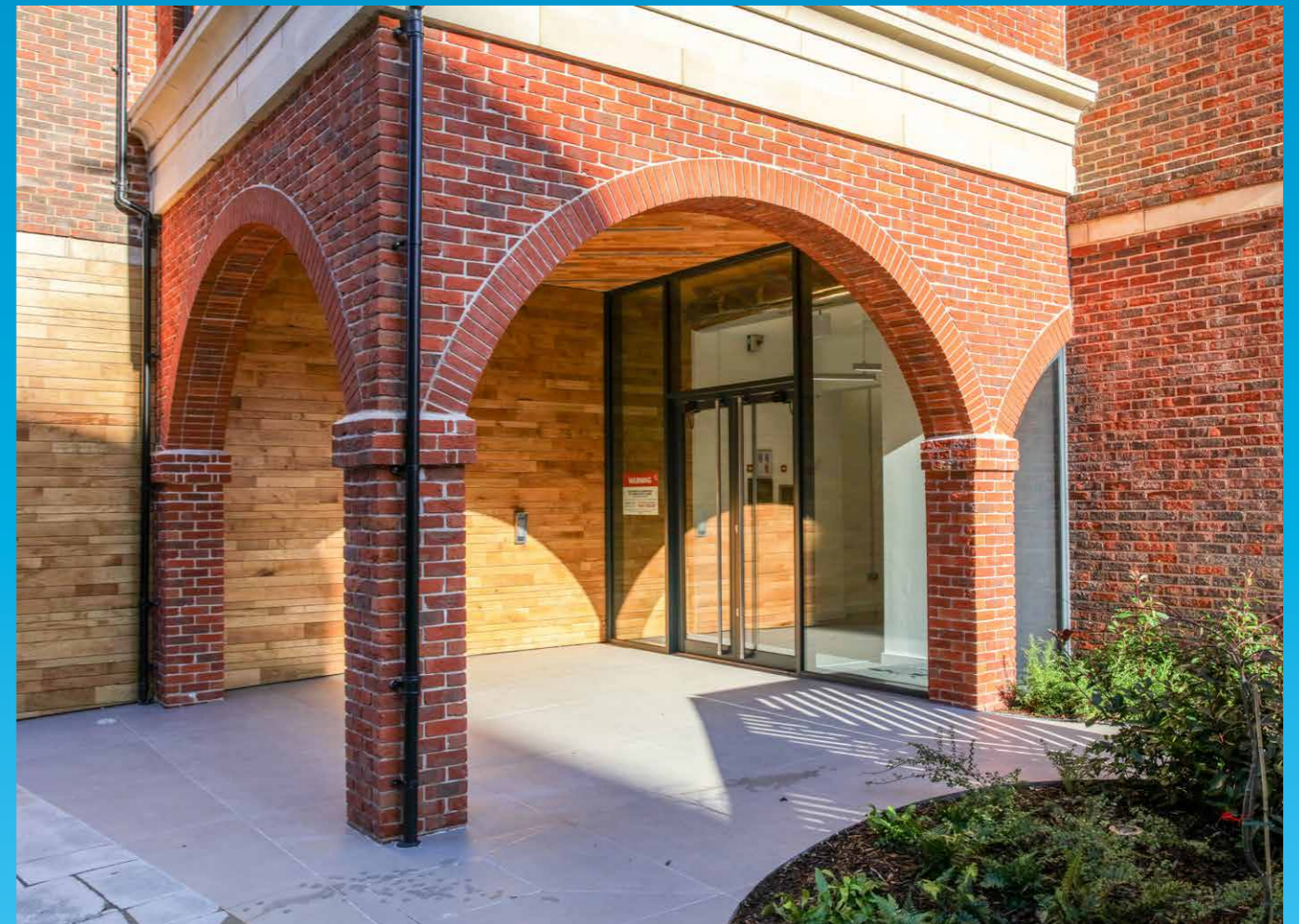
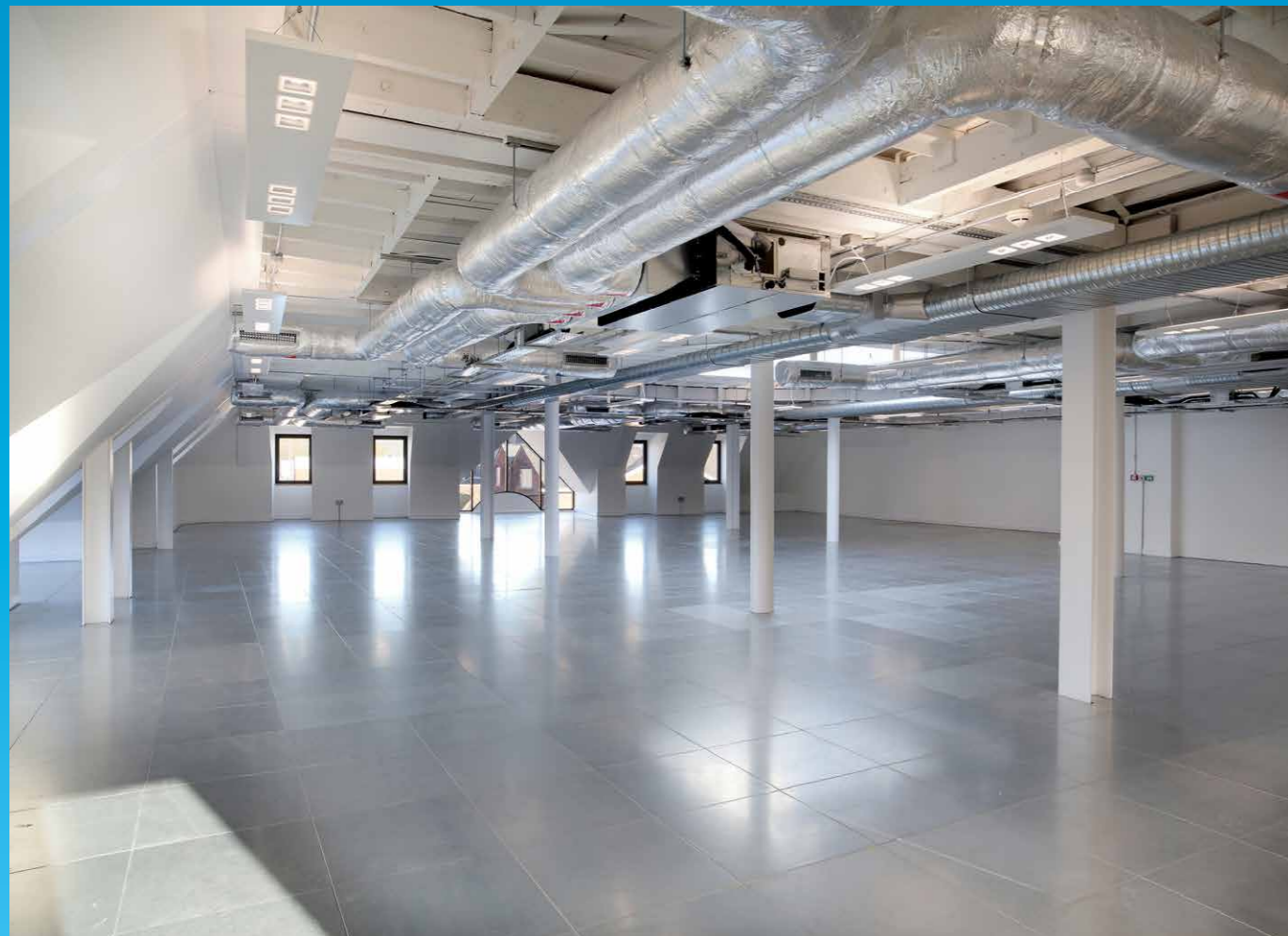
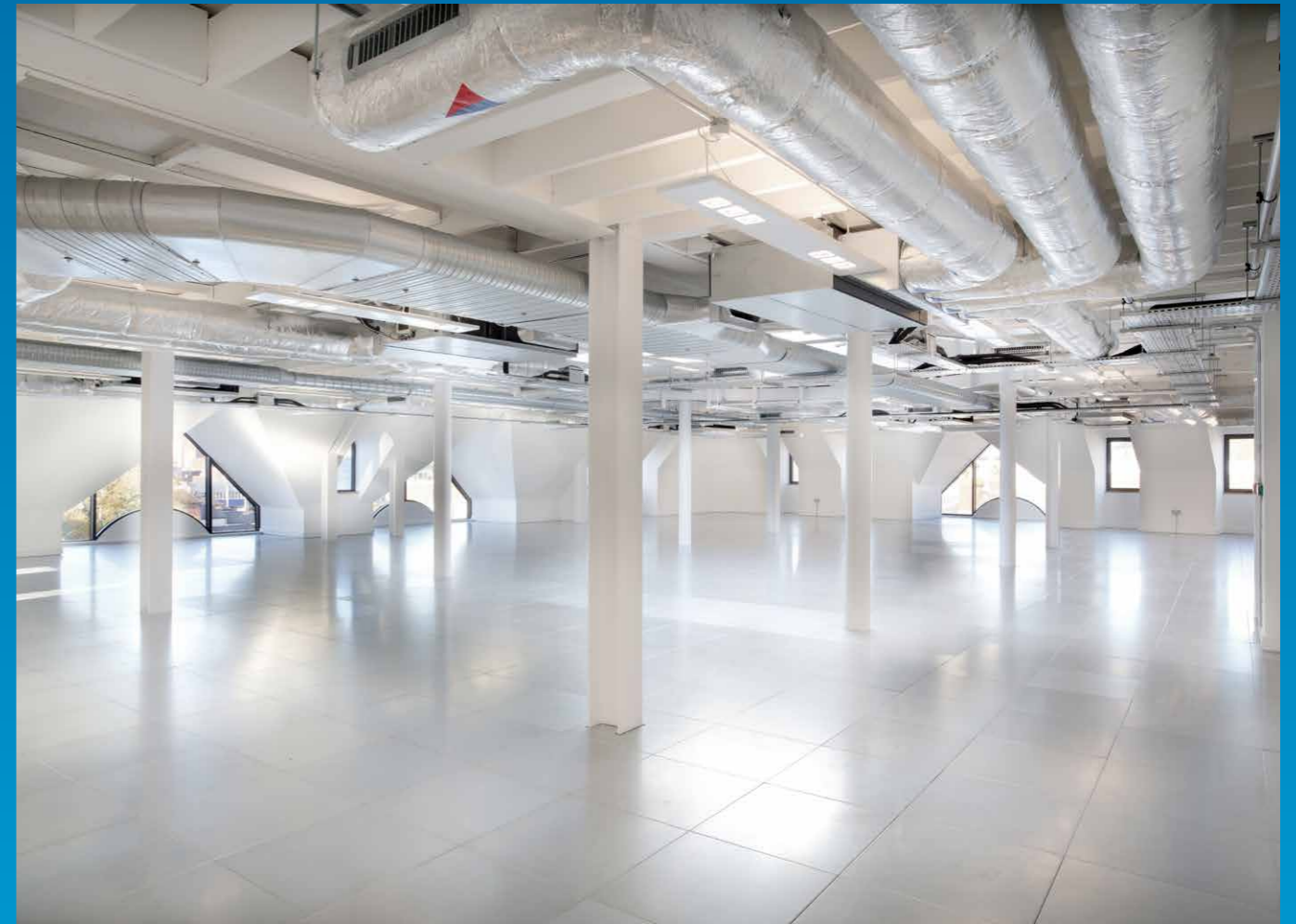
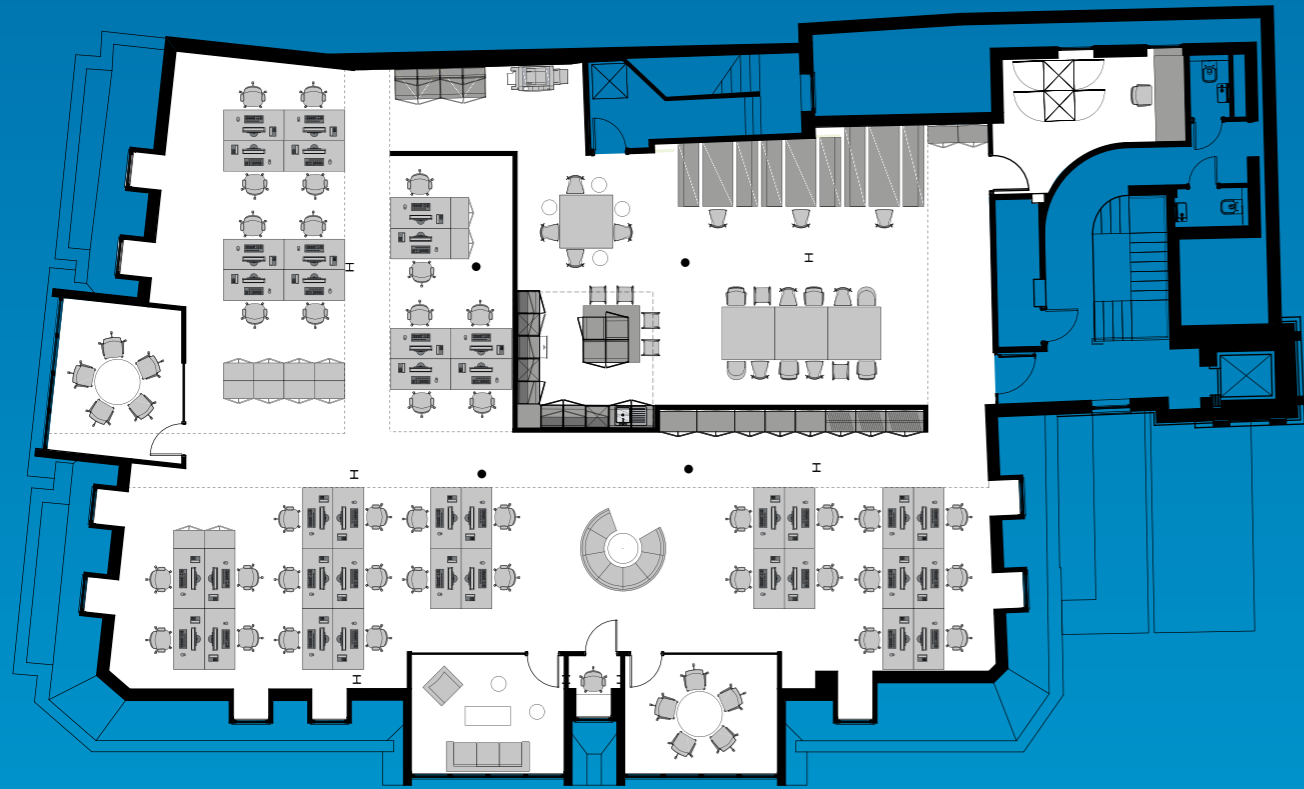
FIRST FLOOR – EXAMPLE FITOUT



OFFICE AREAS (IPMS 3)

	sq ft	sq m
THIRD		LET
SECOND		LET
FIRST	5,307	493
GROUND		LET
TOTAL	5,307	493

THIRD FLOOR – EXAMPLE FITOUT



WEYS TO WORK

GUILDFORD is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre and the new Tunsgate Quarter.

CROSSWEYS is located on High Street in Guildford town centre, and is within a seven minute walk of the station.

The peaceful River Wey flows through the centre of the historic county town with its castle and famous cobbled High Street.

The Wey Valley is an area of considerable natural beauty, a great place for summer walks and river trips.



WEYS TO LIVE

240

RETAILERS & SHOPS

100

EAT & DRINK PLACES

3

THEATRES & ONE CINEMA

M&S
EST. 1884

Waitrose

HOLLISTER

JO MALONE
LONDON

BOSS
HUGO BOSS

COSTA

PRET

Zizzi
INDIVIDUAL
ITALIAN

THE WHITE COMPANY
LONDON

L.K.Bennett

W
Waterstones

Cath Kidston®

Bill's

Superdry.

TED BAKER

flying tiger
copenhagen

DEBENHAMS

MUJI
無印良品

FRANCO
MANCA
SOUTHWEST PIZZA

FATFACE
UNITED KINGDOM

HOUSE OF FRASER

MONSOON

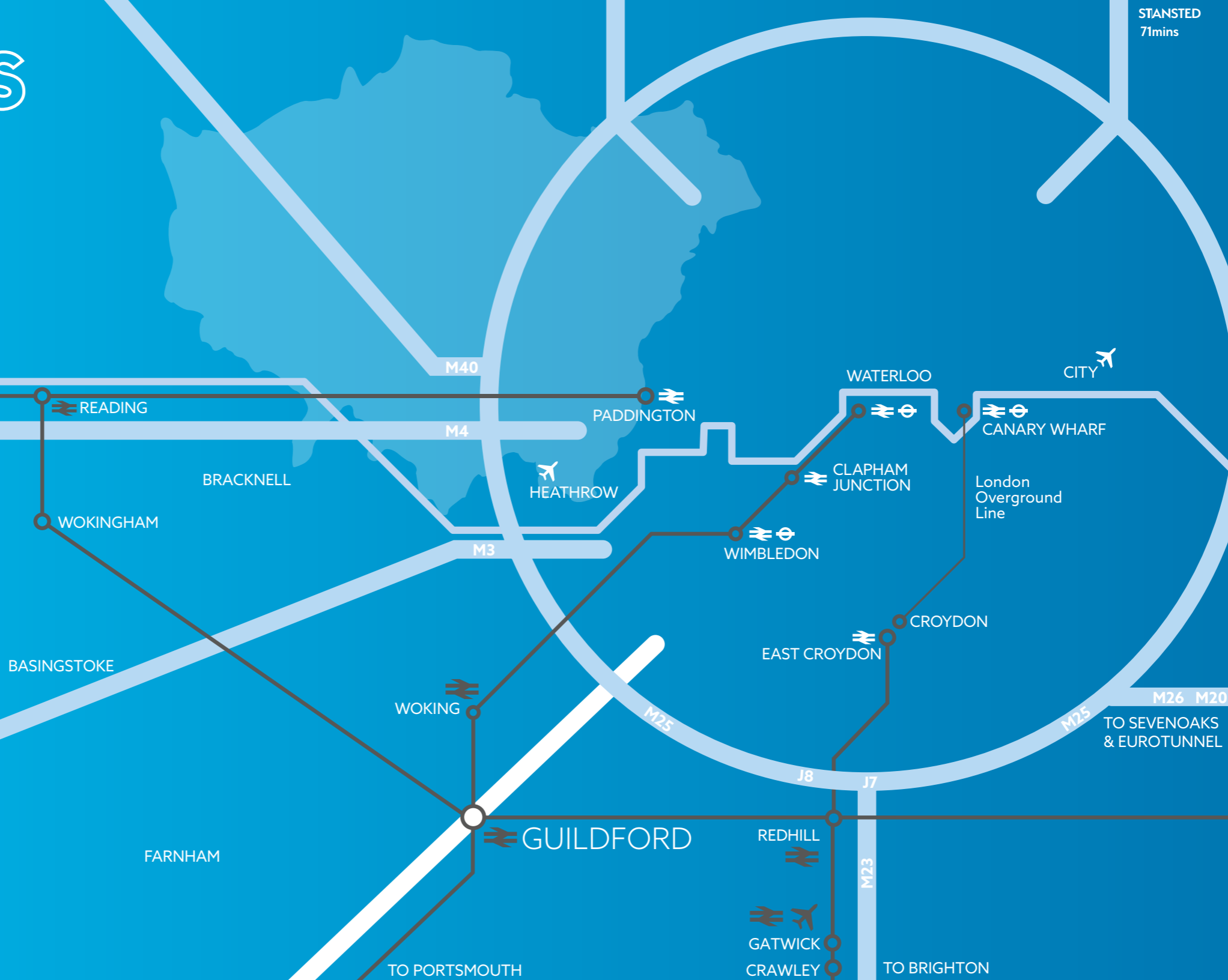
- 1 Punter Southall
- 2 Playsport Games
- 3 XPS
- 4 Gallagher
- 5 Electronic Arts
- 6 Highways Agency
- 7 Semafone
- 8 Stevens & Bolton LLP
- 9 Ubisoft
- 10 Barclays Bank
- 11 Investec
- 12 Clyde & Co
- 13 Tilney Smith & Williamson



HIGHWAYS & RAILWAYS

GUILDFORD is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

GUILDFORD STATION provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.





WEYS TO TRAVEL

TRAVEL TIMES / DISTANCES

Car	miles
A3	1.1
M25 (Junction 10)	10
Heathrow Airport	22
Gatwick Airport	27
London	33
Portsmouth	27
Reading	27

Rail	mins
Woking	8
Reading	35
London Waterloo	37
Gatwick Airport	41
Portsmouth	62
Canary Wharf	63

Based on fastest journey times



MINS BY RAIL
WOKING



MINS BY RAIL
READING



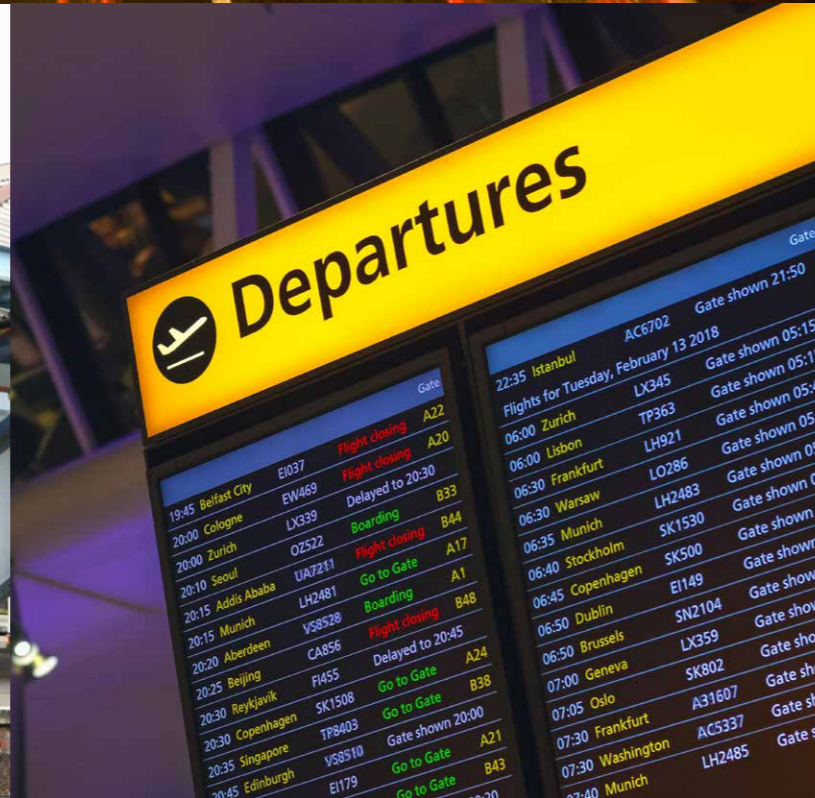
MINS BY RAIL
LONDON WATERLOO



MINS BY RAIL
GATWICK AIRPORT



MINS BY RAIL
CANARY WHARF





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October 2022