

BISHOPS WVHARF GUILDFORD

1,371 SQ FT - 16,045 SQ FT

Grade A refurbished offices available

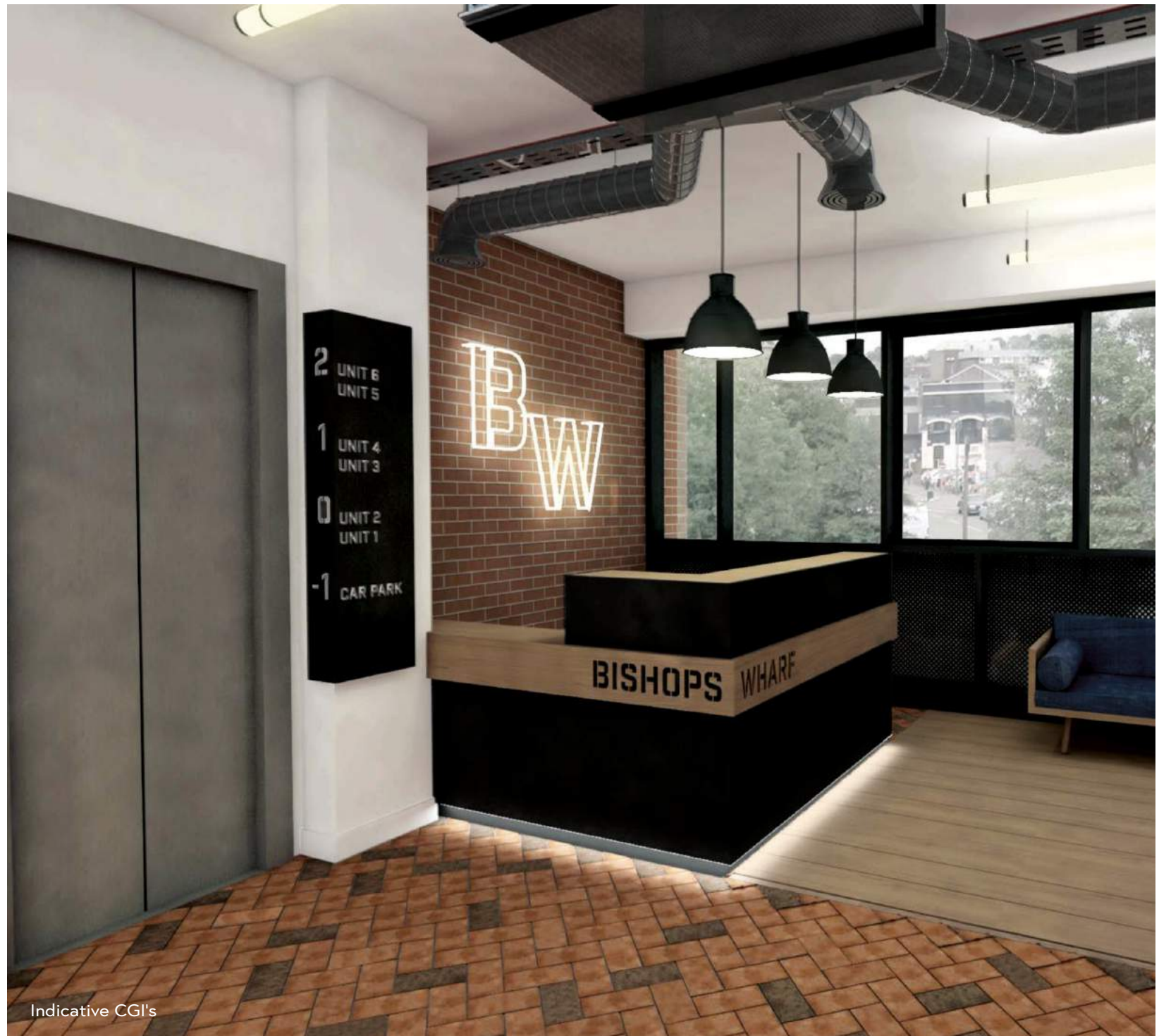
Bishops Wharf combines high quality design with a unique location, opposite Guildford train station, overlooking the River Wey and within walking distance of the town centre with its wide range of amenities.

Bishops Wharf comprises two contemporary grade A office buildings with exposed services over ground and two upper floors and secure basement parking.

Bishops Wharf 1 is available in floors from 2,955 sq ft or as a self contained building totalling 11,113 sq ft, whilst Bishops Wharf 2 is available in floors from 1,371 sq ft or as a self contained building totalling 4,914 sq ft.

There are 11 parking spaces with Bishops Wharf 1 (1:982 sq ft) and 5 parking spaces with Bishops Wharf 2 (1:950 sq ft).

1,371 sq ft - 16,045 sq ft



Indicative CGI's

CONTEMPORARY DESIGN



SPECIFICATION

The buildings have been fully refurbished to provide Grade A contemporary office space which benefits from:

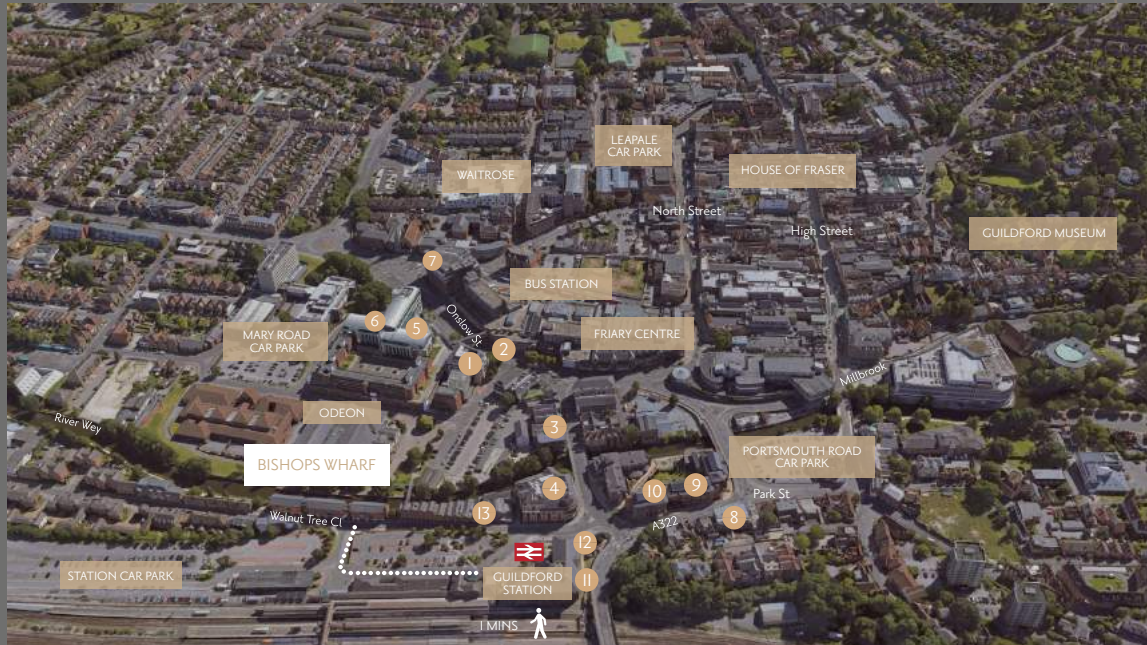
- New VRF air conditioning with exposed services and fresh air ventilation
- Suspended LED feature lighting
- Raised floors
- New receptions
- New toilets
- New lifts
- Basement showers and disabled wet room
- External courtyard and terraces overlooking the River Wey
- Access control system and secure parking with electric gates
- EPC B



IN THE AREA

Bishops Wharf is situated in the town centre overlooking the River Wey and immediately opposite Guildford's train station. The property is within walking distance of Guildford's pubs, restaurants and shops.

- 1 Punter Southall
- 2 Tuffin Ferraby Taylor
- 3 Stackhouse Poland
- 4 Highways England
- 5 Electronic Arts
- 6 Smith and Williamson
- 7 Sanofi
- 8 Semafone
- 9 Stevens & Bolton LLP
- 10 Media Molecule
- 11 Ubisoft
- 12 Barclays Bank
- 13 Investec



FREE STYLE

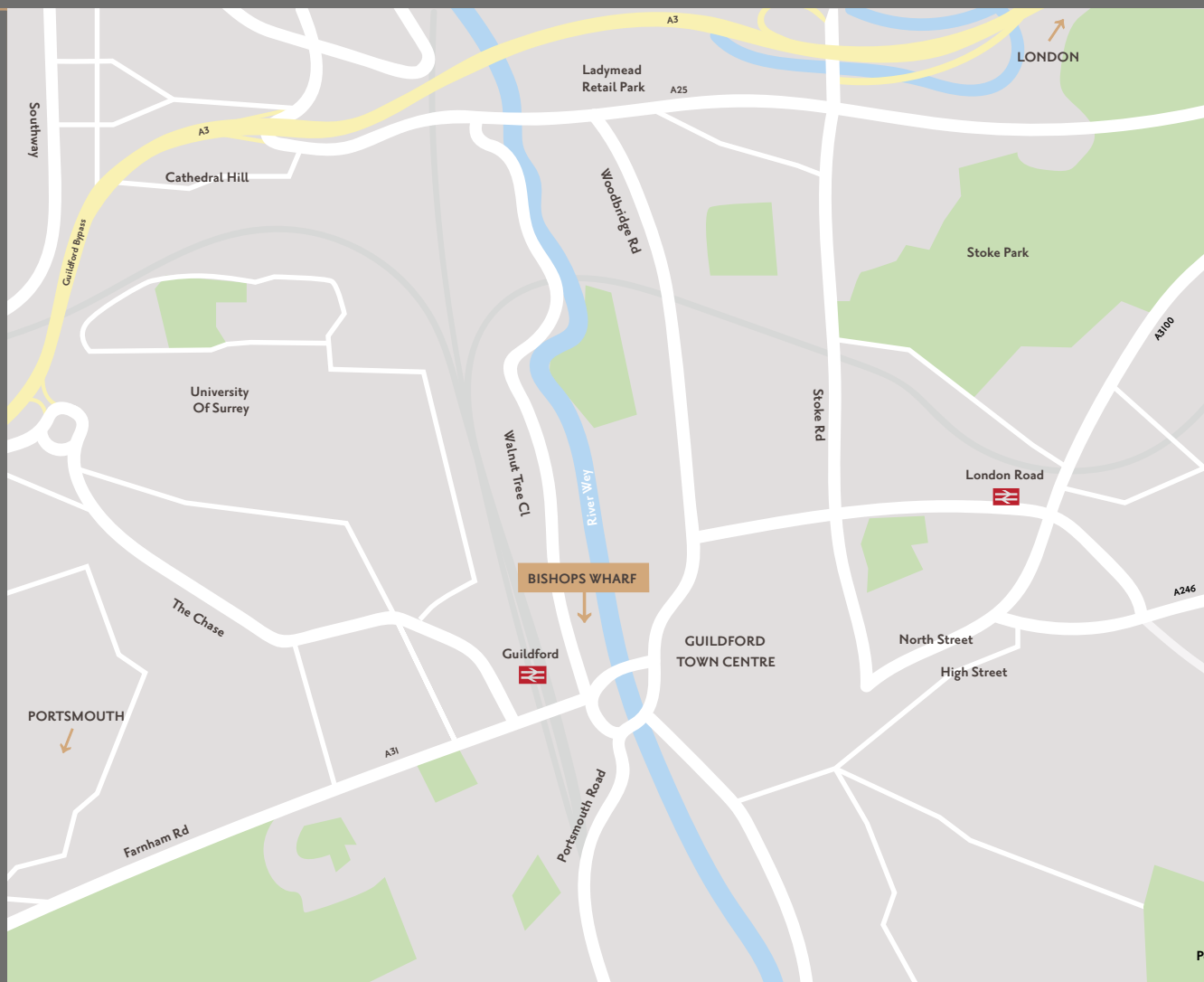
LOCATION

Guildford benefits from excellent rail links with frequent services to London Waterloo with a fastest journey time of 36 minutes. There is also a regular service linking Guildford to Gatwick Airport (38 mins) and Reading (31 mins).

CONNECTIONS

By Car:	
A3	MILES 1.5
M25	9
Heathrow Airport	22
Gatwick Airport	30
Central London	32
By Rail:	
London Waterloo	MINS 36
Reading	31
Gatwick Airport	38
Heathrow Airport	49
Portsmouth	58

Fastest approximate times and distances.
Source googlemaps and thetrainline.

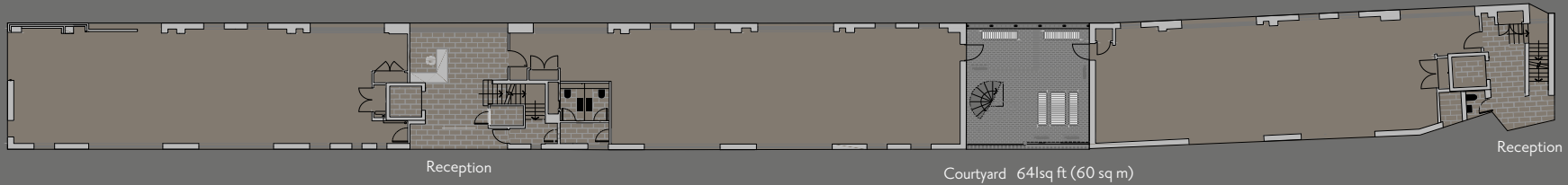


100% RIVERSIDE
EXTRACTION

FLOOR PLANS

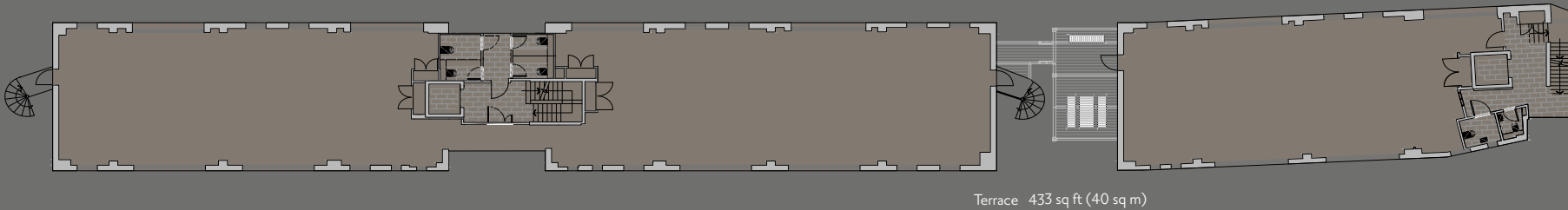
Bishops Wharf 1	IPMS 3 sq ft	IPMS 3 sq m	Car park ratio sq ft
Reception	321	30	1:982
Ground Floor	2,955	275	
Total	3,276	305	

Bishops Wharf 2	IPMS 3 sq ft	IPMS 3 sq m	Car park ratio sq ft
Reception	163	15	1:950
Ground Floor	1,371	127	
Total	1,534	142	



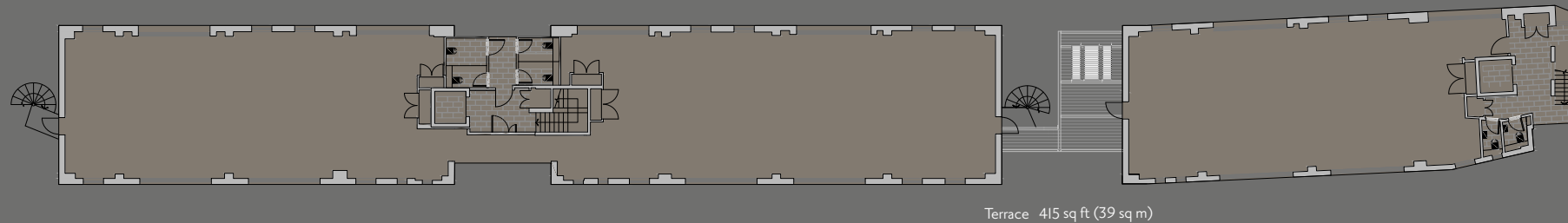
	IPMS 3 sq ft	IPMS 3 sq m
First	3,925	365

	IPMS 3 sq ft	IPMS 3 sq m
First	1,679	156



	IPMS 3 sq ft	IPMS 3 sq m
Second	3,930	365

	IPMS 3 sq ft	IPMS 3 sq m
Second	1,701	158



Total	11,131 sq ft	1,035 sq m
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Total	4,914 sq ft	456 sq m
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