


Guildford
Business Park



Transformation

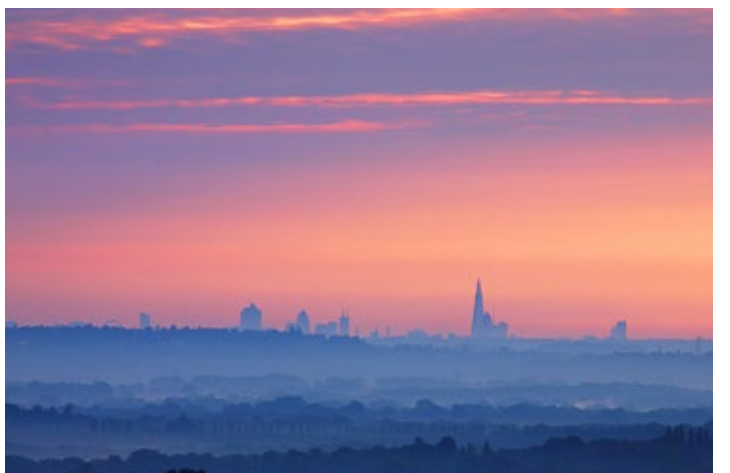
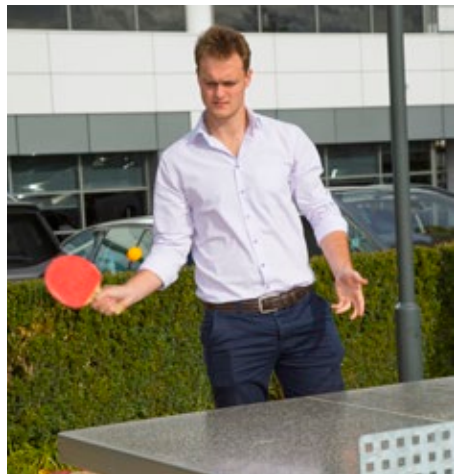


**82,000 sq ft of
prime, Grade A
office space
available from
Spring 2018.**

All in a day's work.

With fast access to both the rail and motorway network, Guildford Business Park is ideally located for modern business. You have access to a highly educated and skilled work force, as well as the young talent coming out of Guildford's University of Surrey. It's no surprise that household names such as Philips, Ericsson, Enstar and Colgate Palmolive have already decided to make it their home.

Guildford Business Park offers everything you need to thrive. **It really is all in a day's work.**





8:30_{a.m.}
Leisurely cycle
into work.

A short ride to the office by bike is further accommodated by the ample cycle bays and shower facilities within the building, should you decide to put in some extra miles before work.



*10 minutes
from the station.*

8:50_{a.m.}



**Kix starts my
day with a strong
Americano.** ”



Pick up a coffee at the on-site
Caffè Kix, barista-made of course.

8:35_{a.m.}
Pass Guildford's
historic Cathedral.

The scenery en route around Guildford is spectacular, with sites including the famous Cathedral, which makes travelling to work anything but boring.



8:40_{a.m.}
Arrive at the Park
earlier than expected.

Well that was easy! However you're travelling, getting to Guildford Business Park is a walk in the park. What will you do with all that extra time at the start of your day?



CGI of fit-out

9:00_{a.m.}

**Start the working day
with a team briefing
on the terrace.**





9:50 a.m.

Take the shuttle into town.

7:30 a.m. to 09:50 a.m. Every 10 mins

3:30 p.m. to 6:00 p.m. Every 14 mins

12:00 p.m. to 2:00 p.m. Every 20 mins

Also available on request



10:02 a.m.

Speedy train to London.

After being dropped off directly outside Guildford station, it's just a 35 minute train journey into London.



12:15 p.m.

Time to head back to Guildford.

A brief opportunity to catch up on emails.

1:05 p.m.

Grabbing a quick salad in town.

Better be takeaway today, before heading back to the office to challenge the boss to some table tennis.



Meeting clients in London doesn't feel like hard work. 99

Getting there from Guildford is so easy.



11:00 a.m.

Meeting on the Southbank

Tie breaker in the third against the boss.

11-5

7-11

10-12

Fancy yourself as the next Paul Drinkhall? Well you can hone your skills at lunchtime at the table tennis table, just part of the on-site amenity offering. There's plenty of opportunity to step away from your desk and get some fresh air, and whether that's to enjoy a coffee in peace, or interact with others, there's something for everyone.

1:34 p.m.



3:00 p.m.
Clients land at Heathrow Airport.

Now back to the office, clients have just landed at Heathrow and will be arriving within the hour!

3:40 p.m.
The client arrives at the Park (that was quick!)



3:55 p.m.
Presentation to client.

Coffees supplied from Caffè Kix. Time to wow them, and not just with the views looking out over the terrace.

5:15 p.m.
Evening Running Club.

It's time for a quick run with fellow colleagues and tenants, all organised by the Park's dedicated events team 'GBP Spirit'.

6:00 p.m.
Shuttle bus into town.

In no time at all we're enjoying the beauty of Guildford town centre, steeped in history, and offering a real mix of boutique and household names. Time for a quick pint at the Three Pigeons.



Entertaining clients is always a joy. 99

In Guildford we are spoilt for choice.



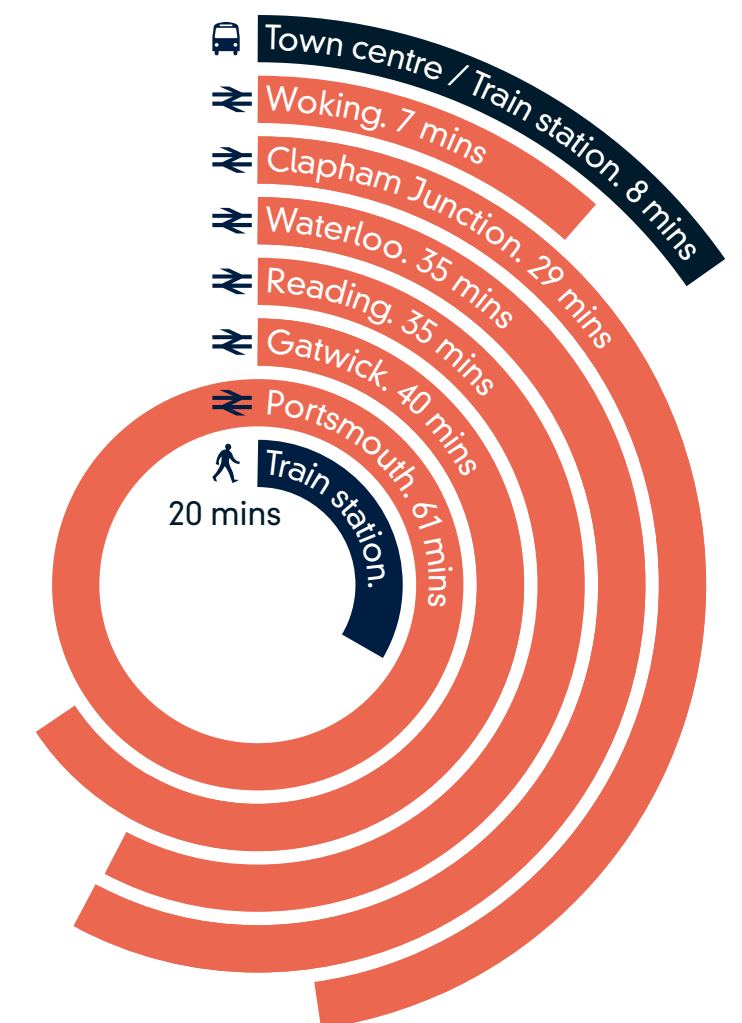
6:45 p.m.
Early dinner at Positano.

The fresh hand made pasta is to die for.



By car (Sat Nav: GU2 8XG)

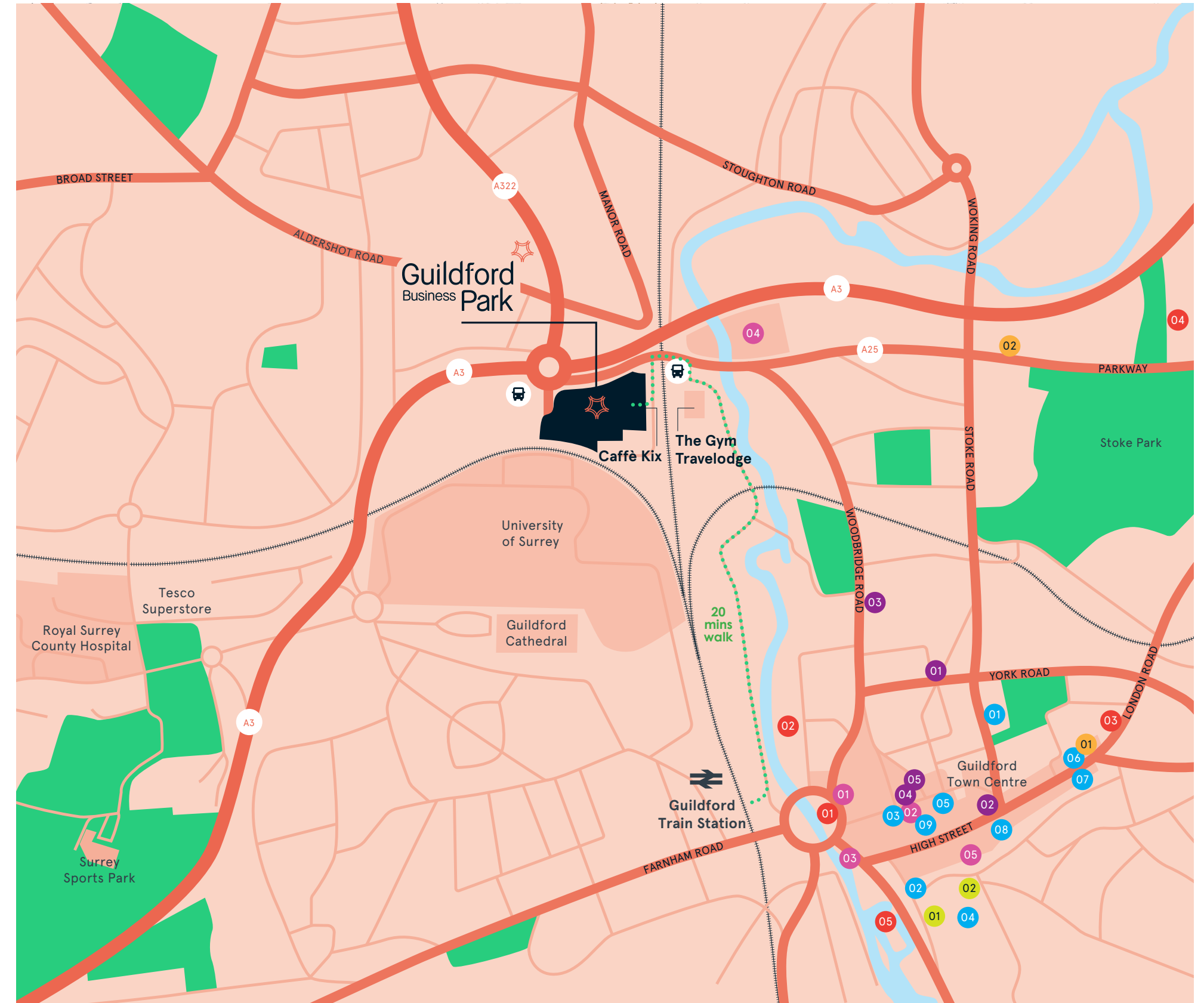
By bus By rail By foot





Guildford is unrivalled with its offering of amenities. Set within the stunning historic high street, it boasts a number of shopping centres, boutique brands, and every high street name you would expect to see. There is a wide range of bars and restaurants, including Jamie's Italian, Côte Brasserie and Positano Restaurant, to name but a few. All tastes are catered for in terms of bars, cafés and entertainment, with a number of top quality hotels within a stone's throw. If it's culture you're after, the cathedral, museum and castle are all near by.

With regular trains running to London - up to 8 an hour - you are less than 40 minutes from London Waterloo. There is also direct access to Gatwick and Reading, further enhancing the impressive connectivity at Guildford Business Park. With the A3 on your doorstep you are only a few minutes drive from the M25, opening up the motorway network and providing easy access to both Heathrow and Gatwick airports.



On the map

Shops

- 01 The Friary Shopping Centre
- 02 House of Fraser
- 03 Debenhams
- 04 Ladymead Retail Park
Retailers include: Argos, Carpetright, Furniture Village, Halfords, Homebase, Next, Oak Furnitureland, Sports Direct and Tapi
- 05 Tunsgate Quarter Shopping Centre

Points of Interest

- 01 Guildford Museum
- 02 Guildford Castle

Restaurants/Cafés

- 01 Jamie's Italian
- 02 Olivo Ristorante Italiano
- 03 Bill's
- 04 Côte Brasserie
- 05 Positano
- 06 Pizza Express
- 07 Prezzo
- 08 The Thai Terrace
- 09 El Sombrero

Hotels

- 01 Guildford Harbour Hotel
- 02 Premier Inn

Bars

- 01 The Boileroom Music Venue & Bar
- 02 Three Pigeons
- 03 The Drummond
- 04 All Bar One
- 05 Five & Lime Bar

Entertainment

- 01 The Electric Theatre
- 02 Odeon Cinema
- 03 G Live Theatre
- 04 Guildford Spectrum Leisure Centre
- 05 Yvonne Arnaud Theatre

gbp Spirit

Designed to offer fun and rewarding lifestyle opportunities for all tenants of Guildford Business Park, GBP Spirit provides a range of opportunities both on and off the Business Park, from weekly sporting activities, to dry cleaning, self-defence workshops and even express manicures.

Events are hosted by GBP Spirit throughout the year, including; summer BBQs, Christmas festivities and sporting themed celebrations taking place at the newly refurbished Caffè Kix conveniently located on the site.

Our tenants are also entitled to an exclusive privilege card which enables them to enjoy discounts and promotions at some of Britain's best loved food and retail outlets in Guildford, as well as a number of leisure and entertainment attractions.



Wimbledon



BBQ



Badminton



5-a-side football



Running club



Self defence



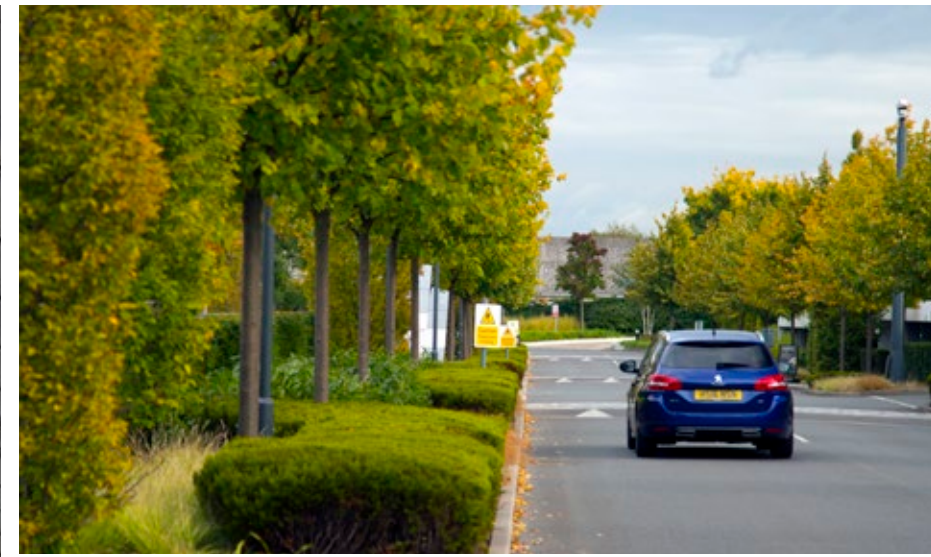
Express manicure



Dry cleaning



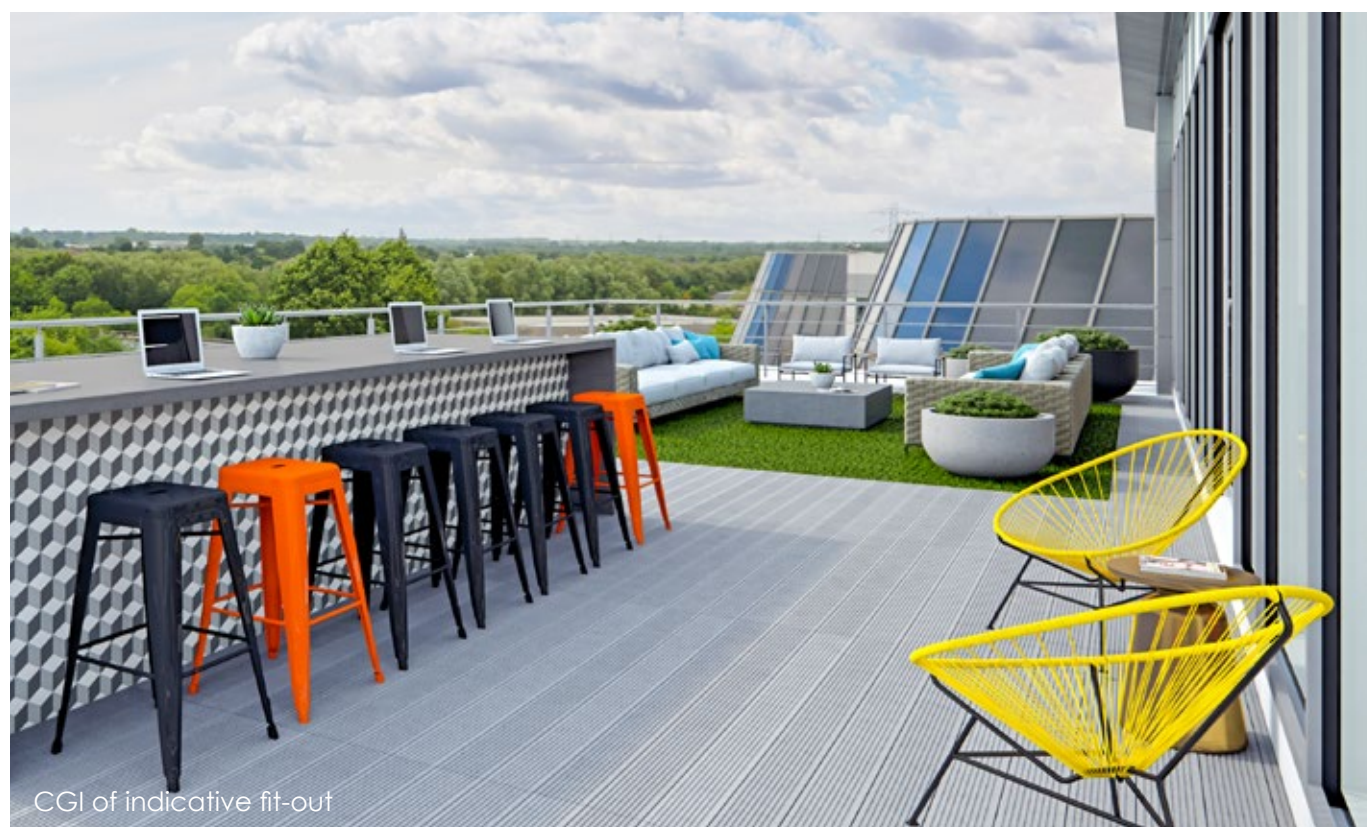
CGI of indicative fit-out



CGI of indicative fit-out



CGI of floor plate



CGI of indicative fit-out



CGI of indicative fit-out



In good company.

4

ERICSSON

3

PHILIPS
ENSTAR

2

82,000 sq ft
Available March 2018

1B

COLGATE-PALMOLIVE

1A

DJO
GLOBAL

5

55,000 sq ft
Future development



CGI of fit-out

Specification

A prime, new office development that delivers a market-leading environment for your staff to flourish.

- BREEM rating of Very Good (targeted)
- EPC rating of A (targeted)
- VRV heating and cooling system
- Minimum car parking ratio of 1:285 sq ft
- Impressive wrap-around top floor terrace
- Floor-to-ceiling heights from 2.85m – 3.2m
- 150mm full access metal raised floor
- 600x600mm metal tiled ceiling grid
- Integral LED light fittings
- Workplace occupational density @ 1:8 sq m
- Male, female and accessible WC facilities on each floor
- Extensive cycling and shower provisions
- 950 kVA power to the building

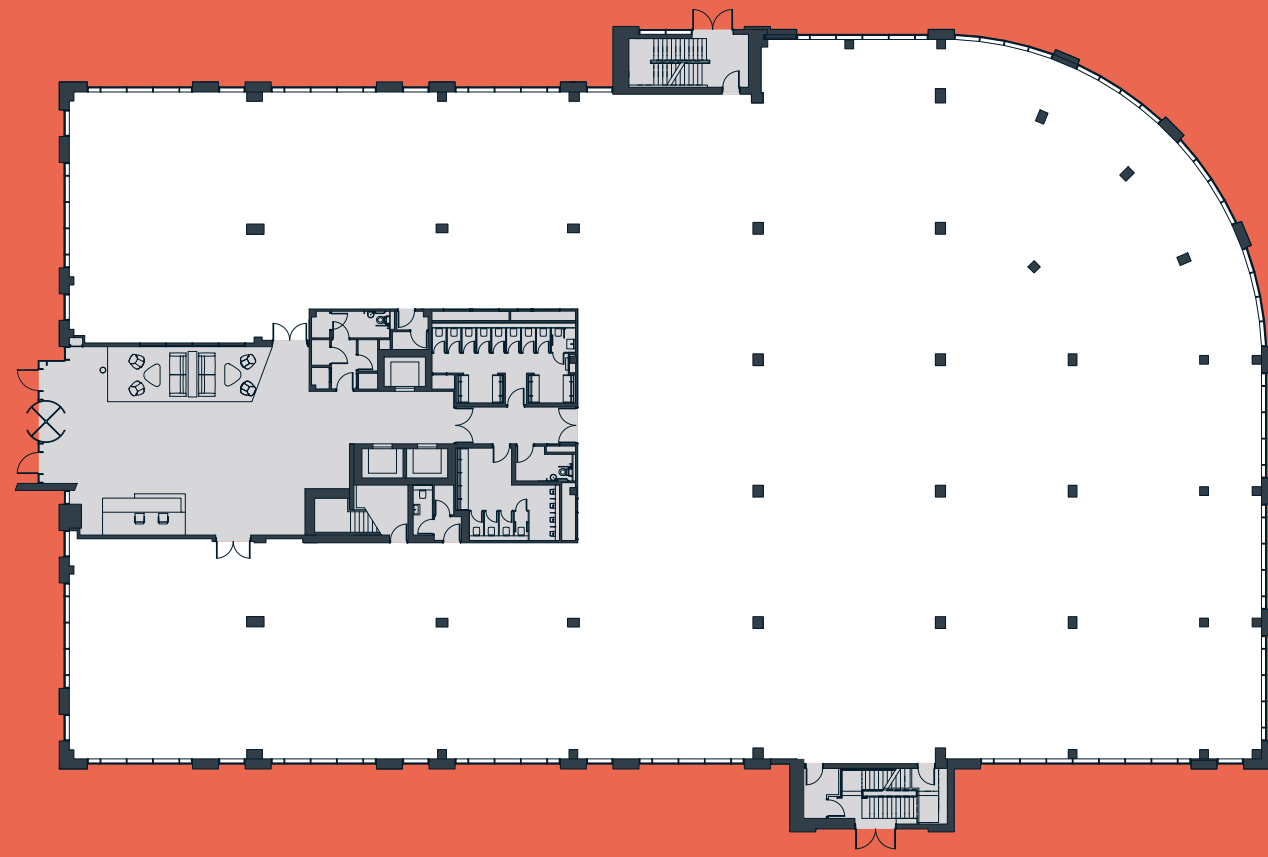
Schedule of Areas

FLOOR	SQ FT
THIRD	12,141
Terrace	7,001
SECOND	23,110
FIRST	21,952
Terrace	1,516
GROUND	24,365
TOTAL FLOORS	81,568
Terraces	8,517
Combined	90,085
Parking Ratio	1:285 sq ft

IPMS3 measurements

Ground

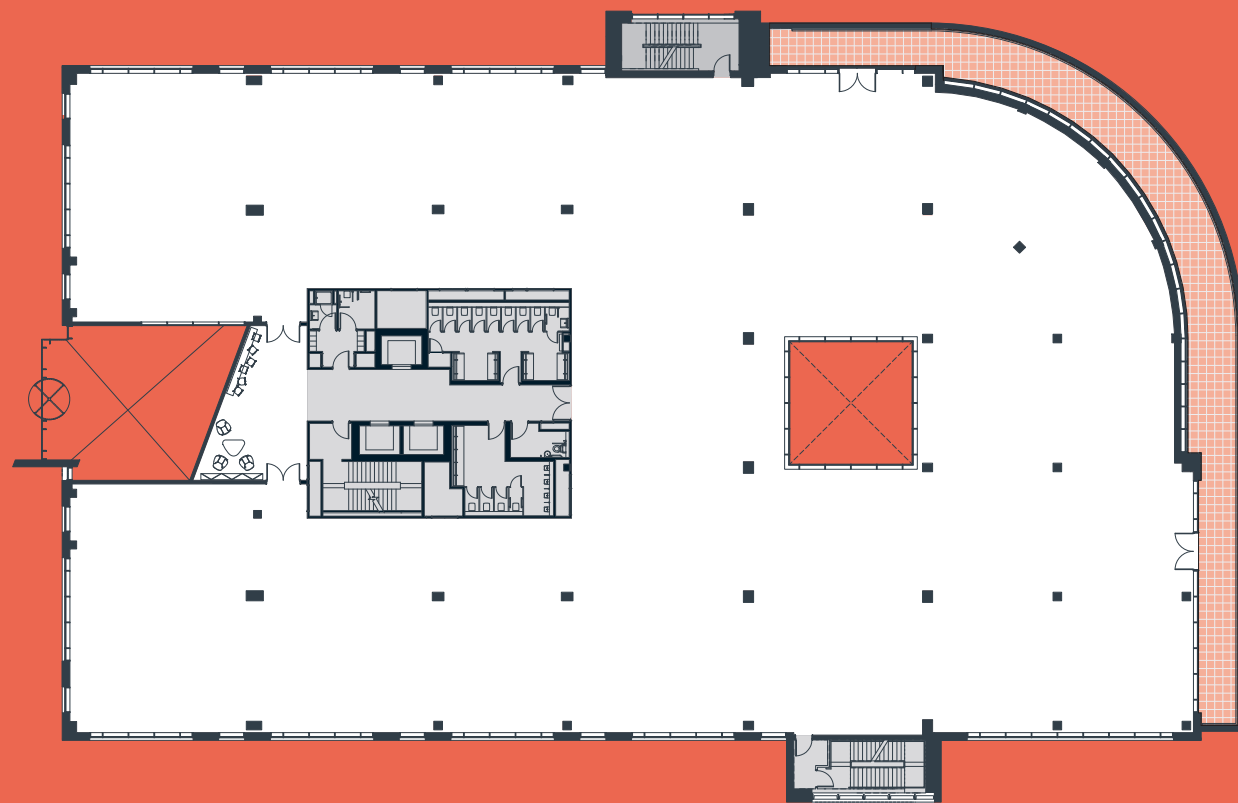
24,365 sq ft
2,264 sq m



First

21,952 sq ft
2,039 sq m

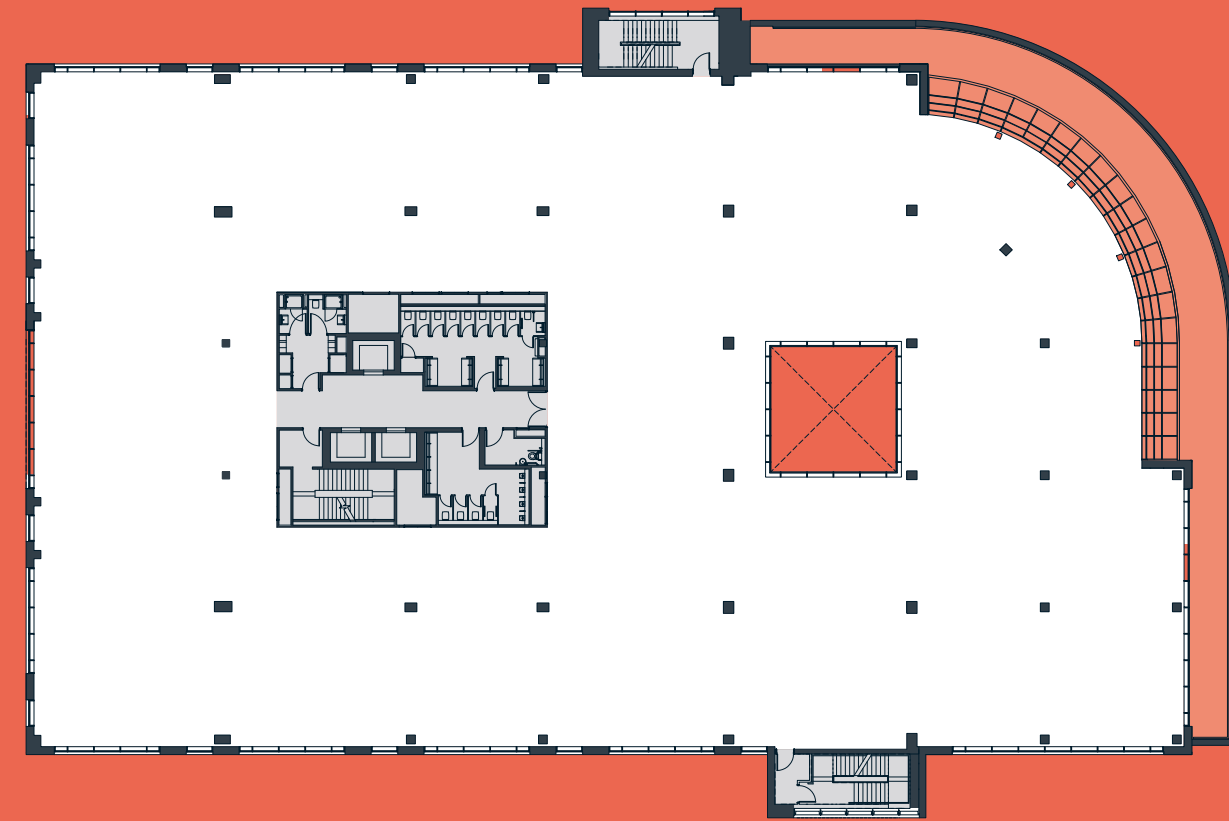
Terrace
1,516 sq ft
141 sq m



Not to scale

Second

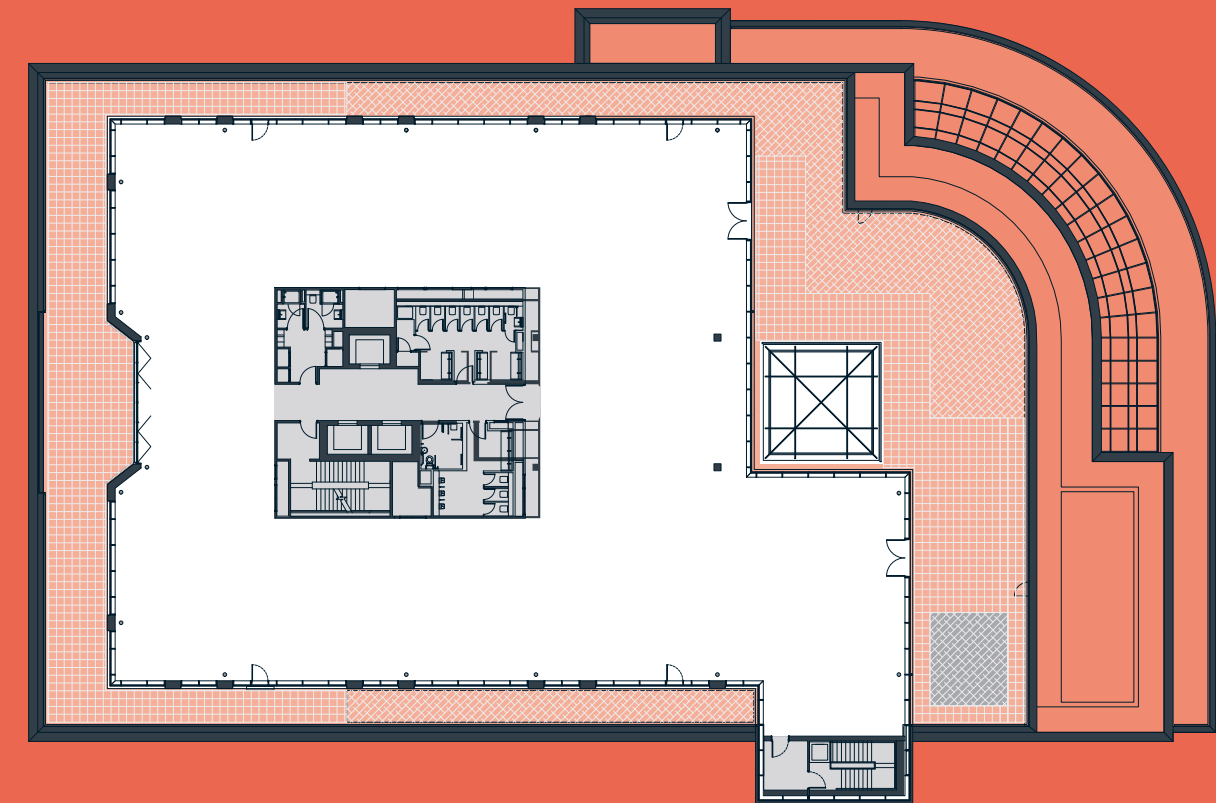
23,110 sq ft
2,147 sq m



Third

12,141 sq ft
1,128 sq m

Terrace
7,001 sq ft
650 sq m



Not to scale



CGI of floor plate



CGI of indicative fit-out



CGI of floor plate



CGI of indicative fit-out



CGI of fit-out

guildfordbusinesspark.com

A DEVELOPMENT BY

cube
Real Estate

BE Benson
Elliot

FOR MORE INFORMATION

JLL

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