



GATEWAY GUILDFORD

EXCITING, GRADE A,
EXTENSIVELY REFURBISHED
OFFICES NOW AVAILABLE
5,550 TO 13,882 SQ FT



DESCRIPTION

Gateway Guildford is situated in a prominent position on Woodbridge Road, one of the main thoroughfares into the town centre.

The two storey building has undergone an extensive refurbishment programme including a new double height feature entrance, upgraded common parts and Grade A office floors.









NEW DOUBLE HEIGHT
FEATURE ENTRANCE



AIR
CONDITIONING



SUSPENDED CEILINGS
WITH PIR LED LIGHTING



RAISED FLOORS



KITCHEN



2 SHOWERS



WIFI



CYCLE RACKS



29 CAR PARKING SPACES
(1:478 SQ FT)



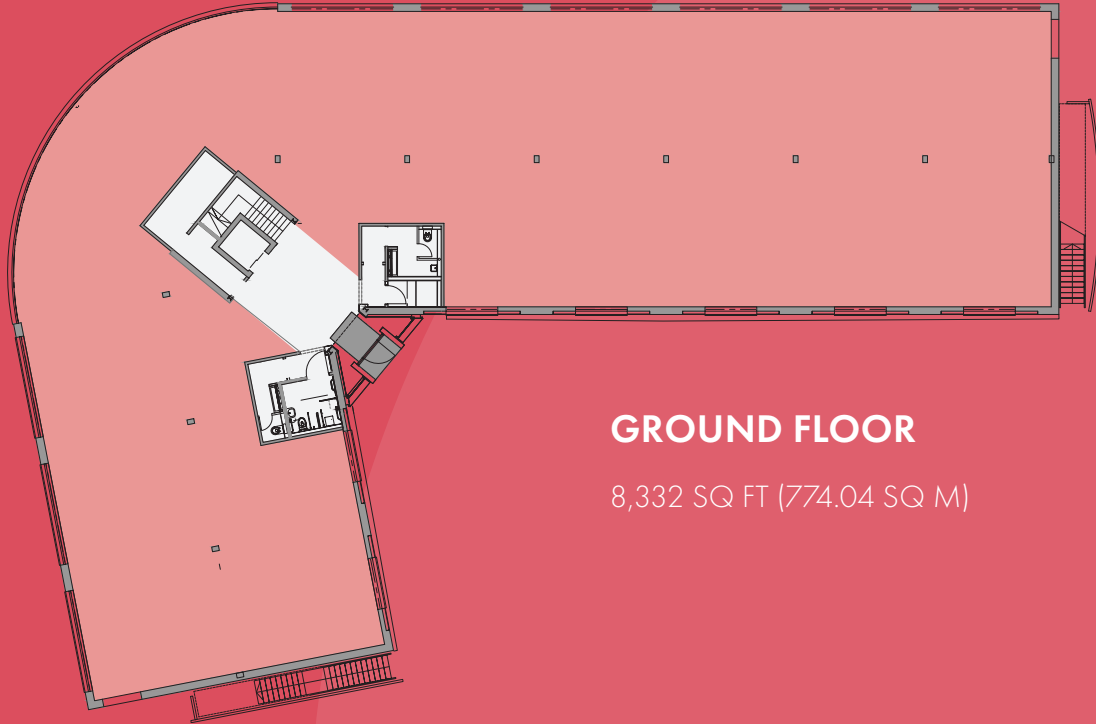
EPC RATING B



2 CAR CHARGING
POINTS



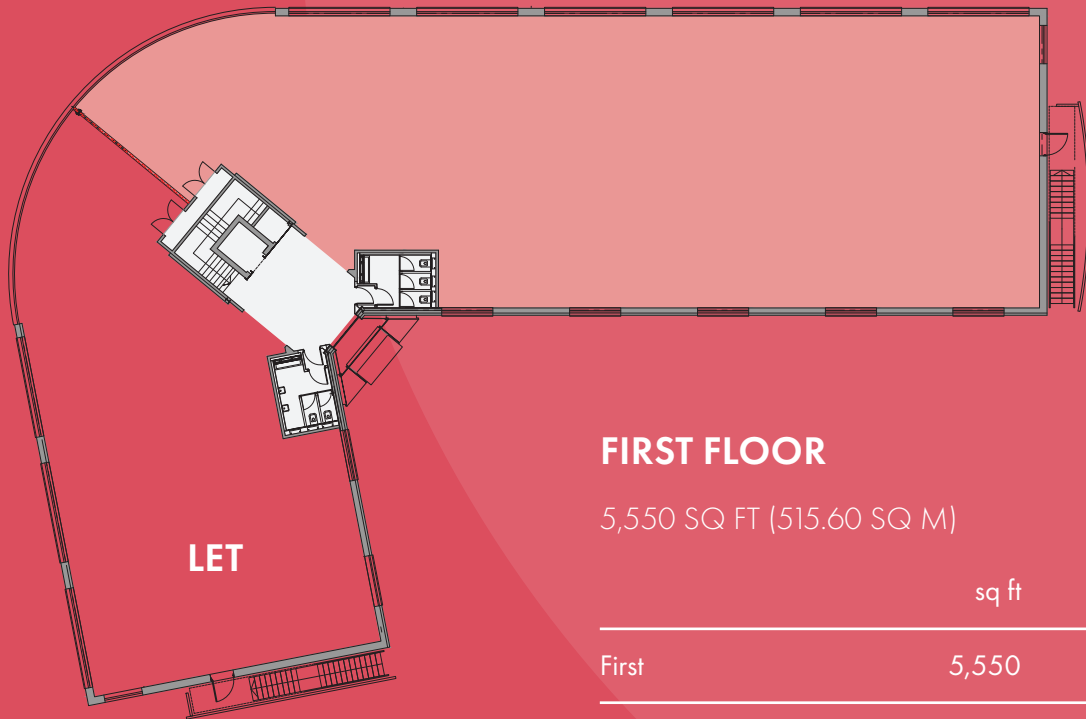
PV PANELS



Plans shown for illustrative purposes only, not to scale.

GROUND FLOOR

8,332 SQ FT (774.04 SQ M)

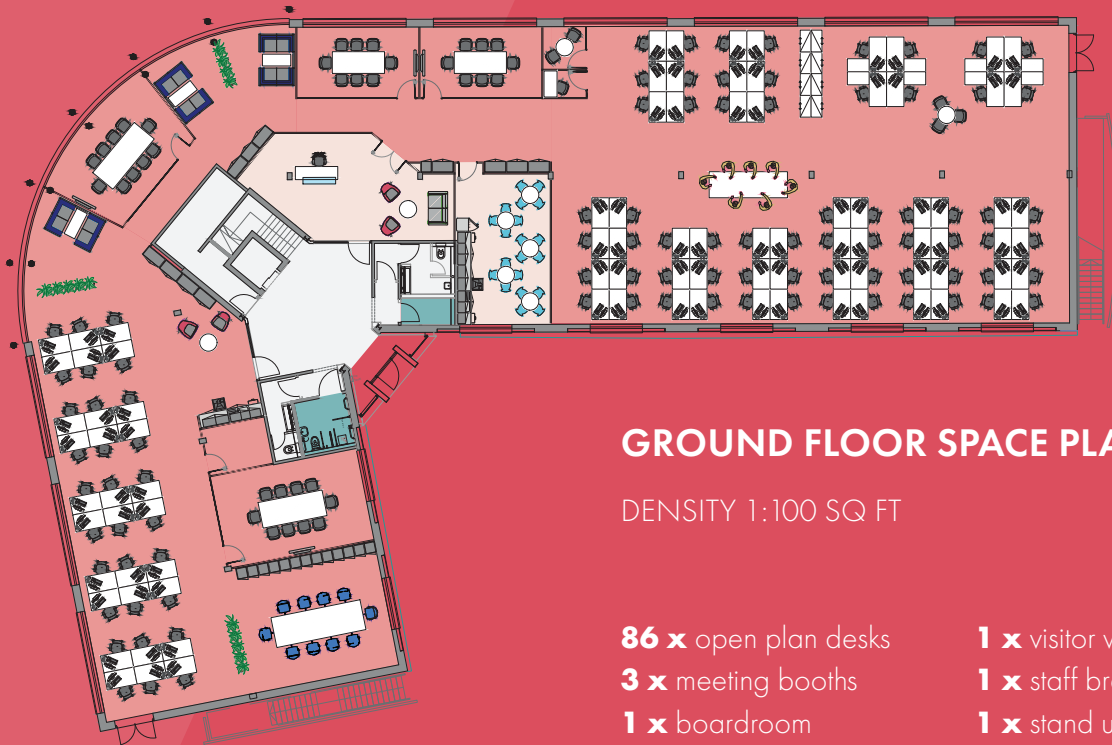


FIRST FLOOR

5,550 SQ FT (515.60 SQ M)

	sq ft	sq m
First	5,550	515.60
Ground	8,332	774.04
Total	13,882	1,289.64

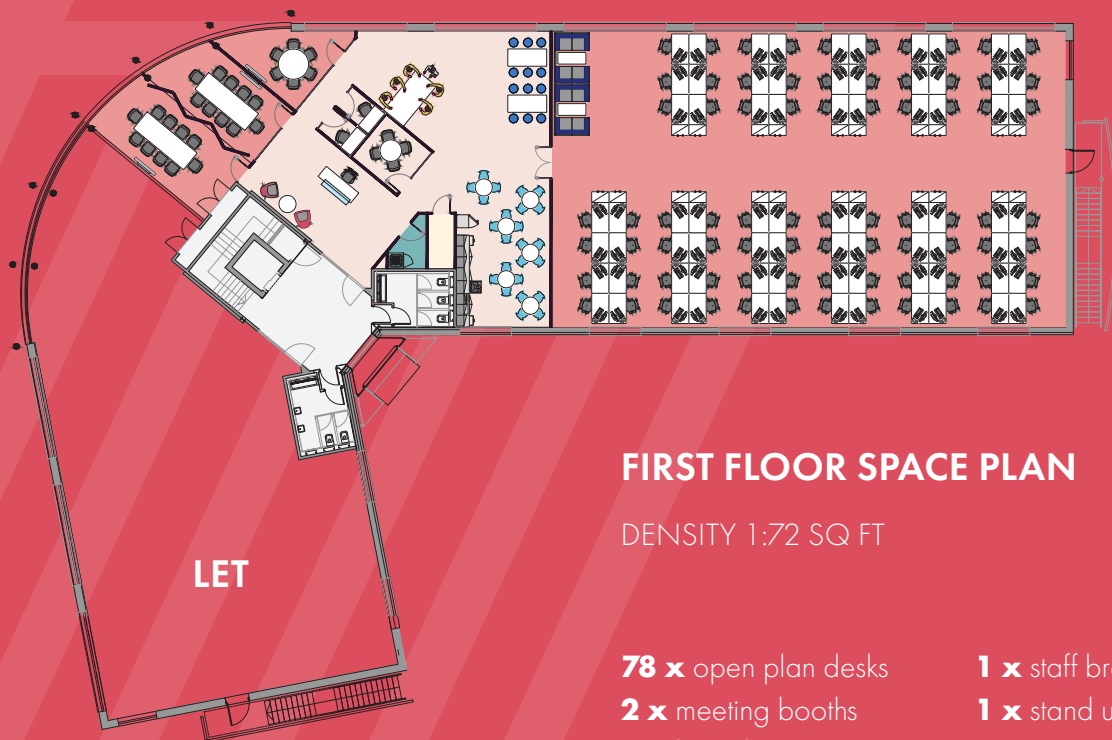
Figures above are Net Internal Areas



GROUND FLOOR SPACE PLAN

DENSITY 1:100 SQ FT

- 86 x open plan desks
- 3 x meeting booths
- 1 x boardroom
- 3 x meeting rooms
- 1 x hot desk area
- 1 x quiet pod
- 1 x visitor waiting area
- 1 x staff breakout area
- 1 x stand up team table
- 1 x shower
- 1 x disabled shower
- 1 x comms room



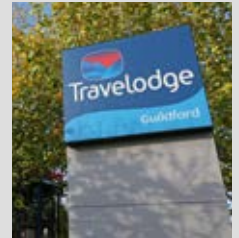
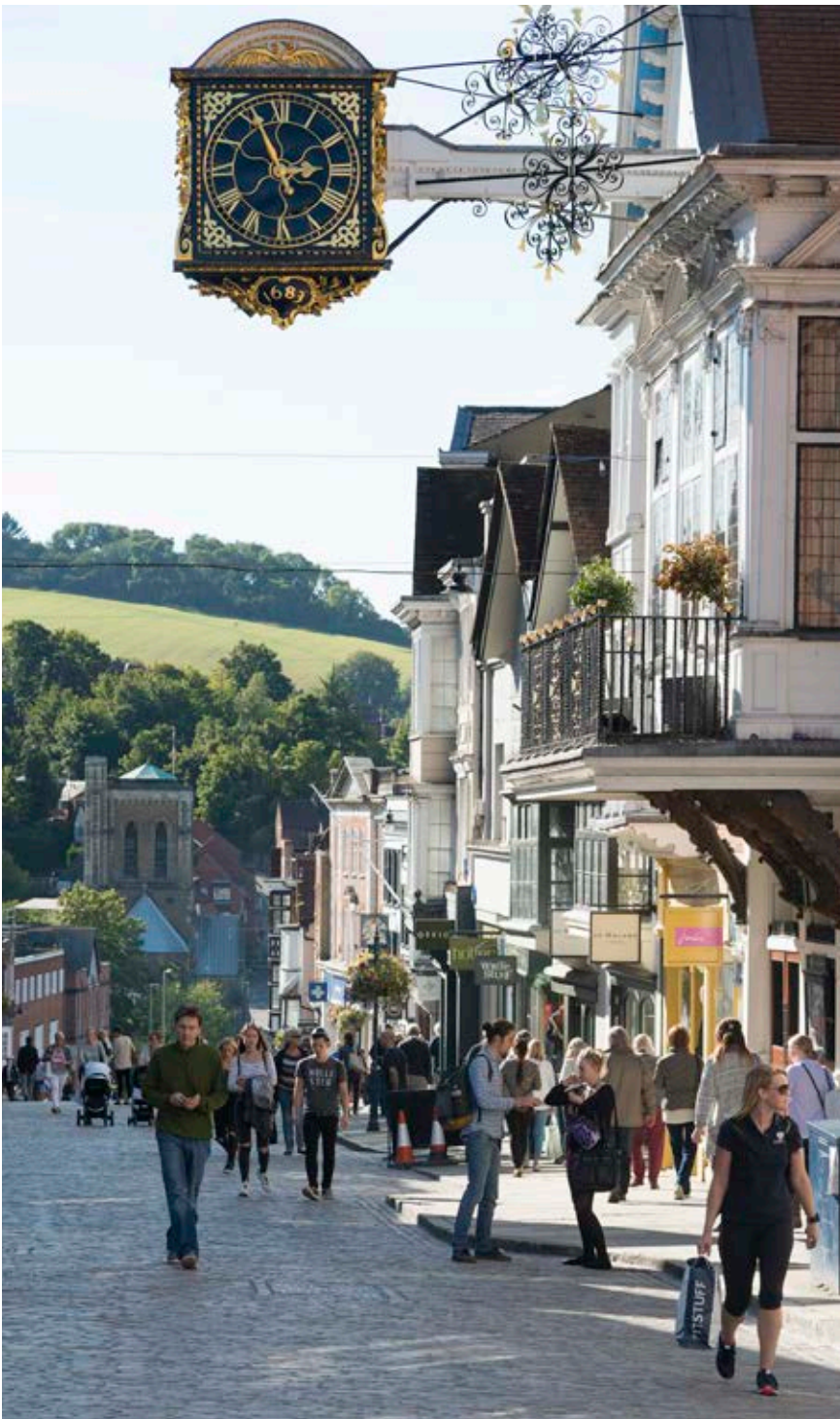
FIRST FLOOR SPACE PLAN

DENSITY 1:72 SQ FT

- 78 x open plan desks
- 2 x meeting booths
- 1 x boardroom
- 3 x meeting rooms
- 1 x hot desk area
- 2 x quiet pods
- 1 x staff breakout area
- 1 x stand up team table
- 1 x visitor waiting area
- 1 x shower
- 1 x comms room







LOCAL OCCUPIERS:

AVAYA

BAE SYSTEMS

**EA
SPORTS™**

PHILIPS

STEVENS&BOLTON

KIER

LOCATION

Gateway Guildford benefits from being just a fifteen minute walk to the town centre and just two minutes walk to the popular Ladymead Retail Park. Transport links are excellent being less than 3/4 mile from the A3 which in turn provides access to the national motorway network via the M25 at J10 8 miles away.

Guildford has a fast and frequent train service to London Waterloo and regular direct services to Gatwick Airport.



By Car

Gateway Guildford to:	miles
A3	0.7
Guildford town centre	1
M25 (junction 10)	8
Heathrow Airport	20
Gatwick Airport	24
Central London	30



By Rail

Guildford station to:	mins
Reading	35
London (Waterloo)	36
Gatwick Airport	38
Portsmouth	58



Cycle

Gateway Guildford to:	mins
Stoke Park	3
Town Centre	5
Station	6

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