



First Floor

Building 1A

11,000 SQ FT

Available now (subject to refurbishment)

Where science, technology and commerce meet


Guildford
Business Park

Inspire. Ideas.

Spaces should inspire those who use them, providing an environment that stimulates ideas and connections.

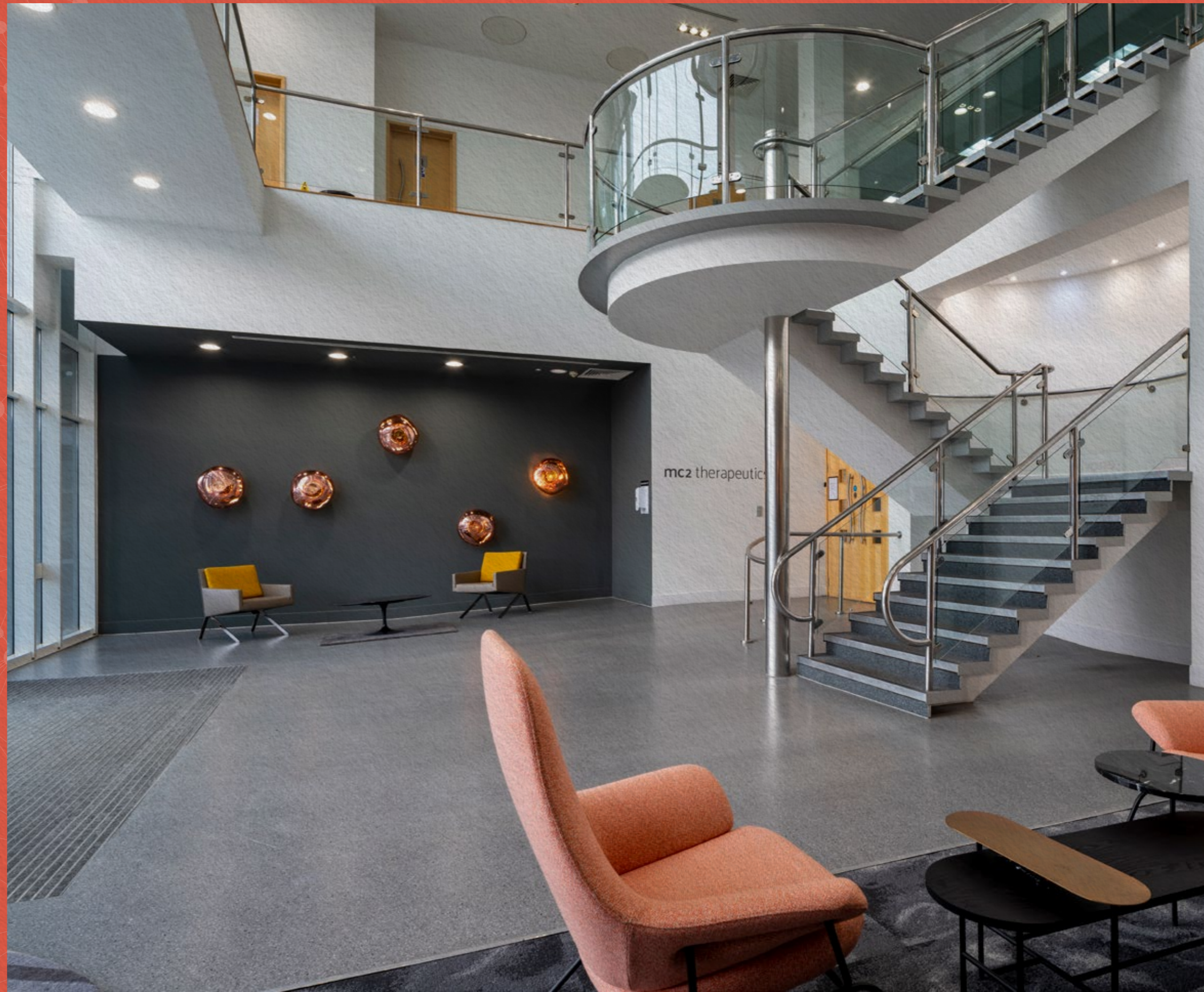


indicative CGI image



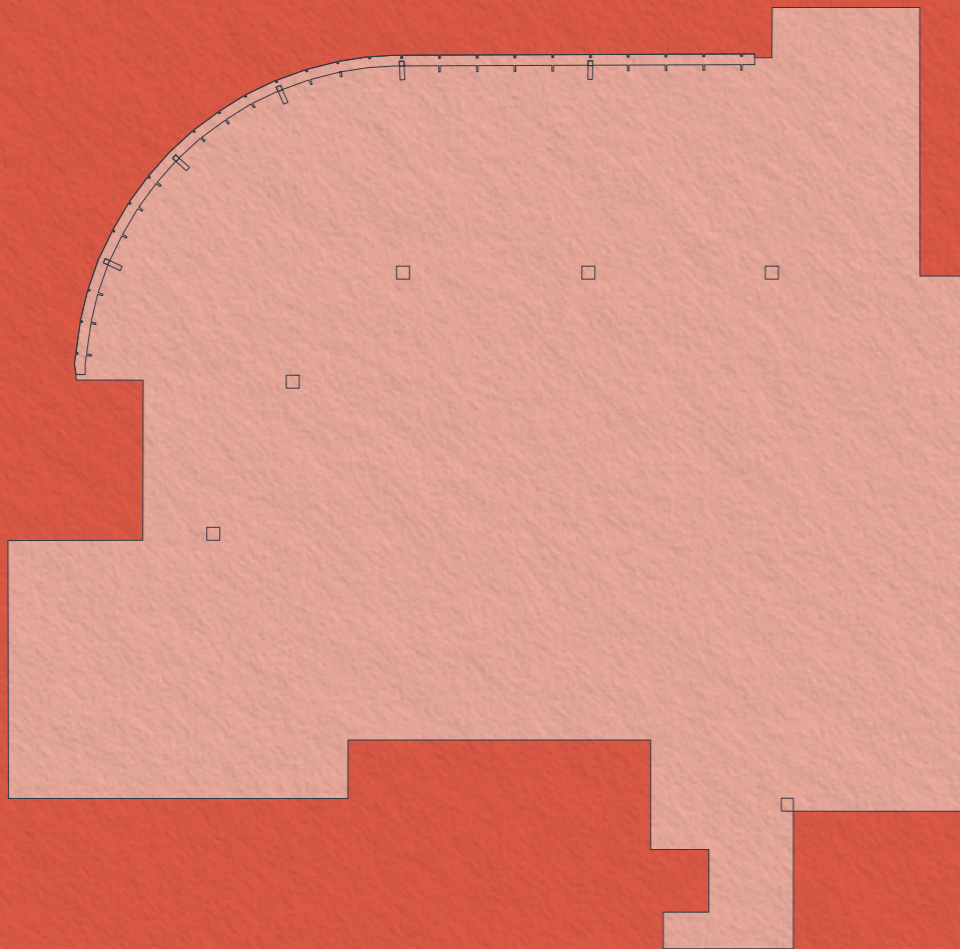
Exceptional. Welcome.

**The sophisticated,
welcoming reception
space sets the tone for
everything that follows.**



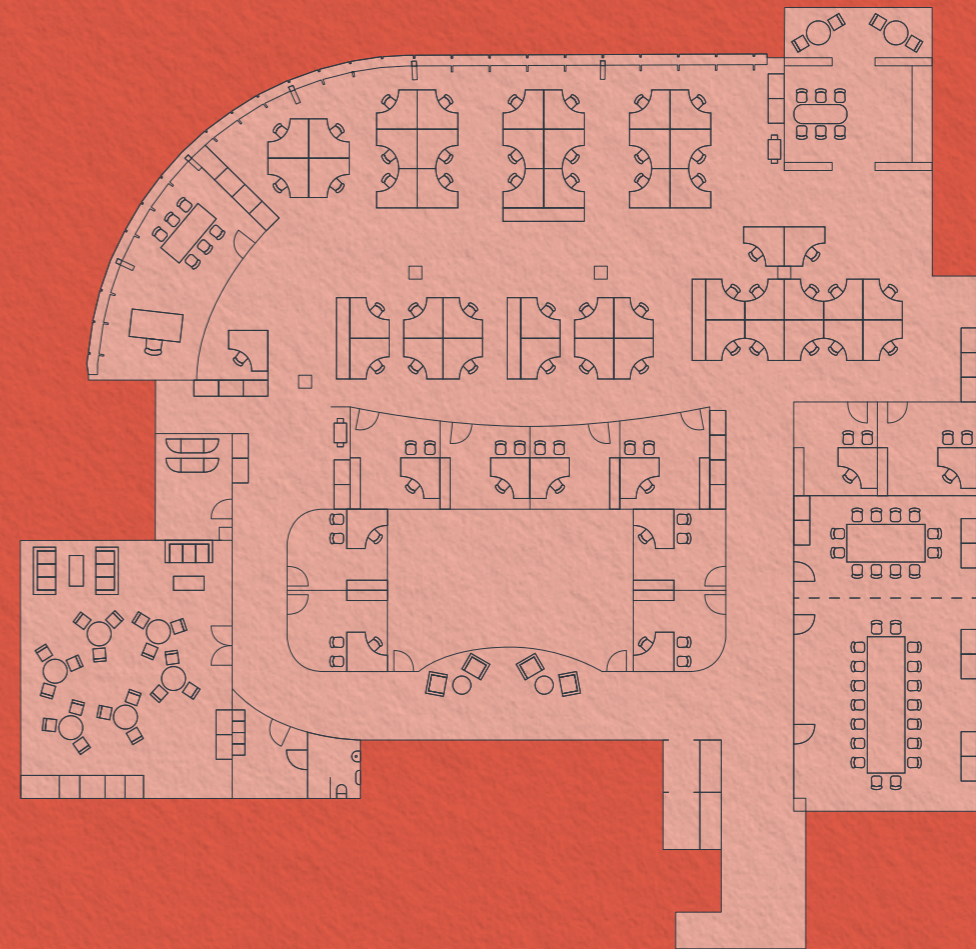
First Floor

10,996 sq ft / 1,022 sq m



First Floor

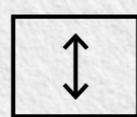
Indicative layout



Targeting
EPC B



Electric VRF
heating and
cooling system



Slab-to-slab
height of 4.9m



Part exposed
suspended ceiling



Car parking ratio
of 1:285 sq ft



Full access
raised flooring



Energy efficient
LED lighting



The Buildings

University of Surrey

Building 3
Allianz

Building 2
Wargaming UK Ltd
REGUS
Barnett Waddingham
Reed
Navien
Signify

Building 1B
Future availability

Building 1A
MC2 therapeutics

A3

GBP Spirit.

Fostering the ecosystem on GBP



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

Events are hosted throughout the year, including; summer BBQs, Christmas festivities and sporting themed celebrations, all 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.



Innovation.

On your doorstep

Guildford is home to a world-class university that provides R&D support to innovative businesses. Guildford has exceptional talent and a well-qualified, highly-skilled workforce, with proven track record of innovation and research.

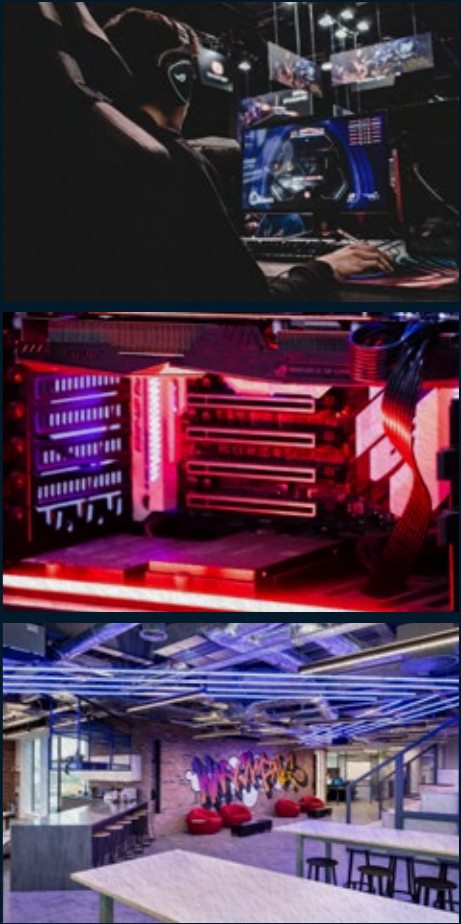
The town is home to a large number of international and national occupiers including BAE Systems, Avaya, Allianz Insurance, BOC, RSM, Wargaming and Electronic Arts. In addition, the University of Surrey, with its leading fields of engineering and science, attract and foster a huge number of start-up businesses such as Fox Robotics, Securium, Vidiia and Surrey Nanosystems.

The UK has the largest video game sector in Europe, with a reputation for attracting and developing world-class talent.

Guildford is a key global hub of the video gaming industry. Hailed as 'the Hollywood of video games', the city is home to more than 70 game studios, and around 3,000 of the most skilled programmers in the world.

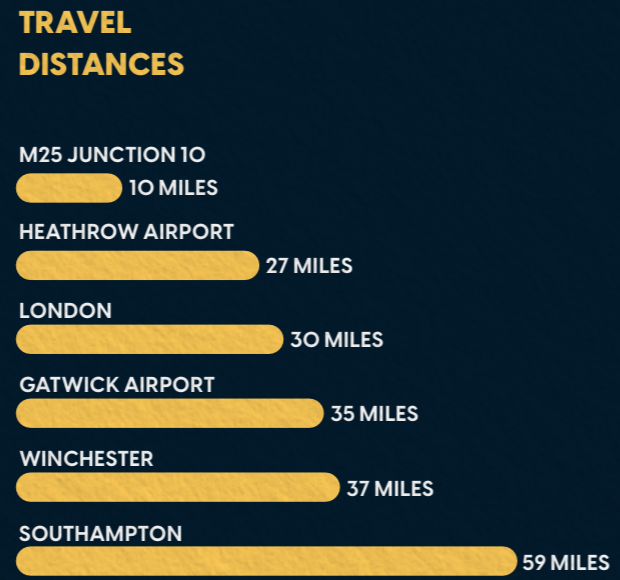
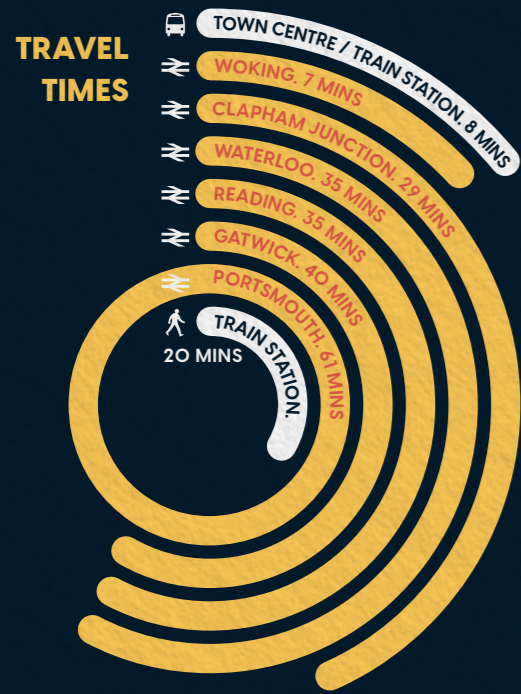
The industry is worth almost \$90 billion globally, and in the UK, the market reached a record £7 billion in 2020.

Video game companies located in Guildford include global leaders such as Electronic Arts, Wargaming, Ubisoft and Supermassive Games.



Current occupiers:





Source: google.co.uk

- | | | | |
|---|--|--|---|
| <h4>Shops / Leisure</h4> <ul style="list-style-type: none"> 01 The Friary Shopping Centre 02 The Gym 03 Ladymead Retail Park <p>Retailers include:
Furniture Village, Carpetright, Halfords, Currys, Next Sports Direct and Tapi</p> <ul style="list-style-type: none"> 04 Tunsgate Quarter Shopping Centre | <h4>Restaurants / Cafés</h4> <ul style="list-style-type: none"> 01 The Ivy 02 Olivo Ristorante Italiano 03 Bill's 04 Côte Brasserie 05 Positano 06 PizzaExpress 07 Wagamama 08 The Thai Terrace 09 Theion 10 Zizzi | <h4>Bars</h4> <ul style="list-style-type: none"> 01 The Boilerroom Music Venue & Bar 02 Three Pigeons 03 The Drummond 04 All Bar One 05 Five & Lime Bar <h4>Hotels</h4> <ul style="list-style-type: none"> 01 Guildford Harbour Hotel 02 Premier Inn 03 Travelodge | <h4>Entertainment</h4> <ul style="list-style-type: none"> 01 The Electric Theatre 02 Odeon Cinema 03 G Live Theatre 04 Guildford Spectrum Leisure Centre 05 Yvonne Arnaud Theatre <h4>Points of Interest</h4> <ul style="list-style-type: none"> 01 Guildford Museum 02 Guildford Castle |
|---|--|--|---|

- Town Centre & Train Station
8 minutes
- London Waterloo
35 minutes
- Heathrow Airport
31 minutes
- Gatwick Airport
40 minutes

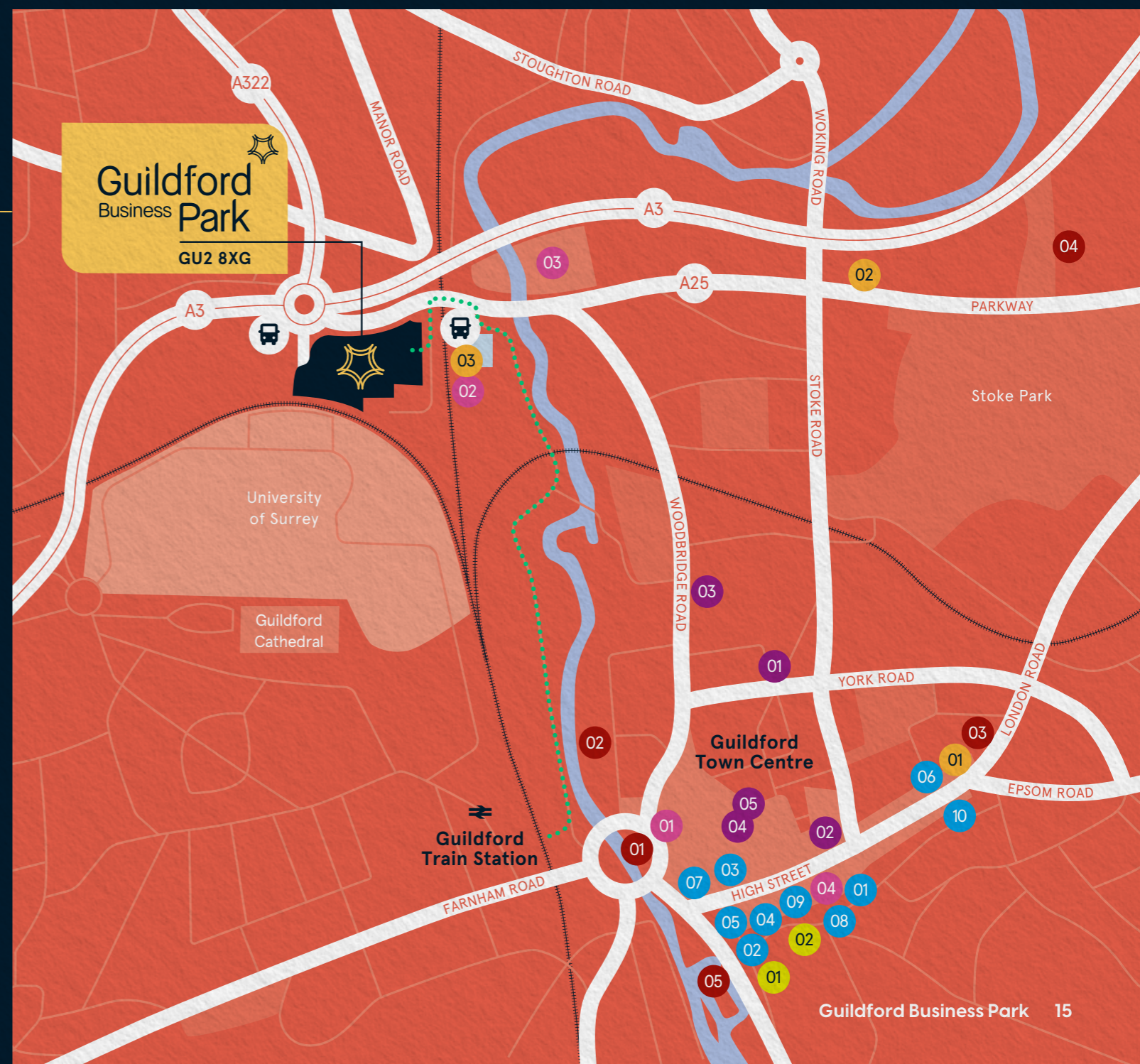
Escape Velocity. Get to where you're going at speed.

With fast access to both the rail and motorway network, Guildford Business Park is ideally located for modern businesses.

With regular trains running to London – up to 8 an hour – you are less than 40 minutes from London Waterloo as well as having direct access to Gatwick and Reading.

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.

The park also runs regular shuttle buses to and from the station.





guildfordbusinesspark.com

**For further information
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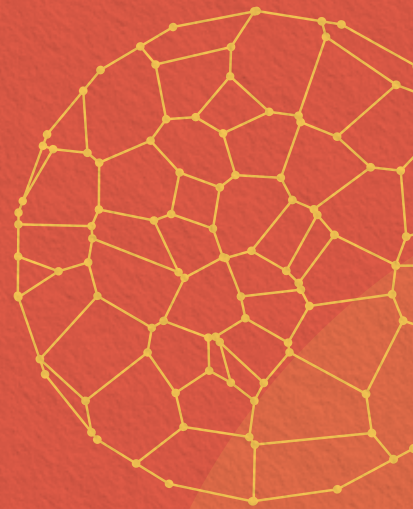


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