

Building Three

Guildford Business Park



Available now (subject to refurbishment)

Suites from 3,000 to 16,250 sq ft

Where science, technology
and commerce meet


Guildford
Business Park



Inspire. Ideas.

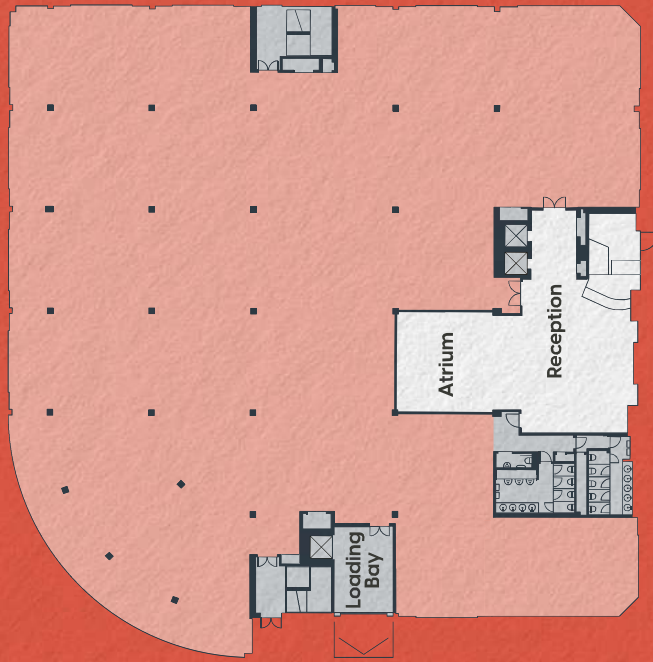
Spaces should inspire those who use them, providing an environment that stimulates ideas and connections.



indicative CQ|image

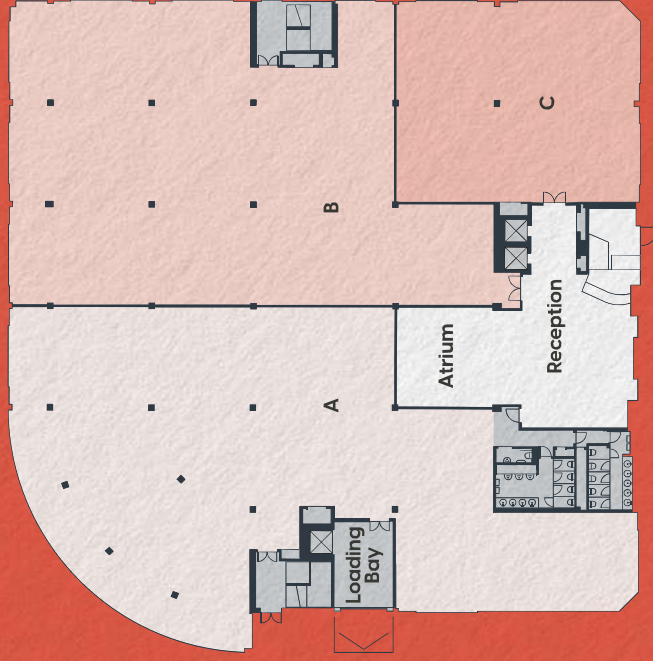
First Floor

16,250 sq ft



Potential Splits

A - 7,250 sq ft B - 6,000 sq ft C - 3,000 sq ft



Targeting EPC B



VRF heating and cooling system



Slab-to-slab height of 4.46m



Part exposed suspended ceiling



Loading door



Car parking ration of 1:285 sq ft



Full access raised flooring with Elec tracking

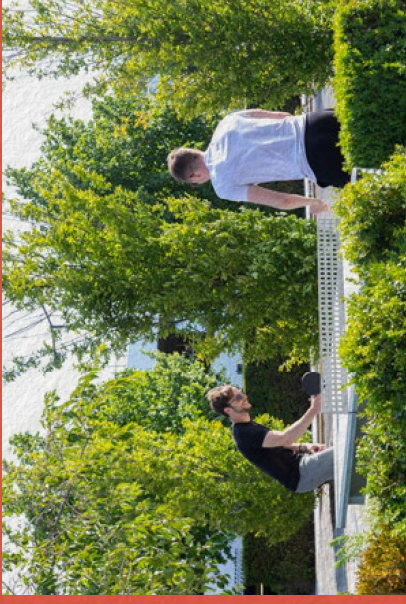


Energy efficient LED linear lighting



DDA WCs and shower facilities

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 science of business

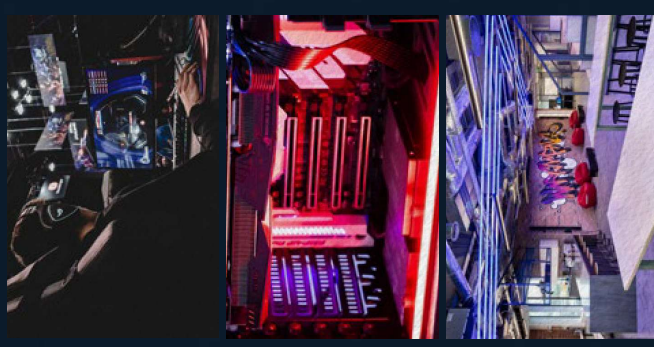
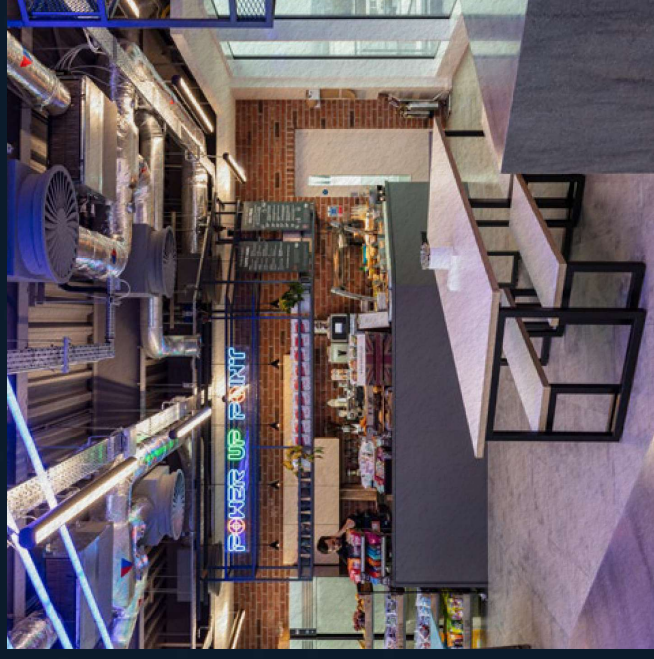
The town is home to a large number of international and national occupiers including BAE Systems, Avaya, Allianz Insurance, BOC, Calgate-Palmolive, RSM, Wargaming and Electronic Arts. In addition, the University of Surrey, with its leading fields of engineering and science, attract and foster a huge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

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

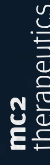
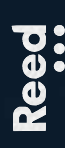
Guildford is a key global hub of the video gaming industry. Hailed as 'the Hollywood of video games', the city is home to more than 70 game studios, and around 3,000 of the most skilled programmers in the world.

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:



The Buildings

University of Surrey

Caffè Kix

Building 2

Wargaming UK Ltd
REGUS
Barnett Waddingham
Reed
Navien
Signify

Building 3

Allianz

Building 1B

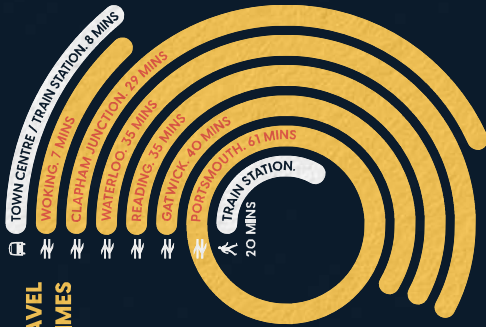
Future development site

Building 1A

MC2 Therapeutics

A3

TRAVEL TIMES



TRAVEL DISTANCES



Source: google.co.uk

Shops / Leisure

- 01 The Friary Shopping Centre
- 02 House of Fraser
- 03 The Gym
- 04 Ladymead Retail Park
- 05 Postano
- 06 PizzExpress
- 07 Wagamama
- 08 The Thai Terrace
- 09 TheLion
- 10 Zizzi
- Shopping Centre

Restaurants / Cafés

- 01 The Ivy
- 02 Olivo Ristorante Italiano
- 03 Bill & Ben
- 04 Cote Brasserie
- 05 Postano
- 06 PizzExpress
- 07 Wagamama
- 08 The Thai Terrace
- 09 TheLion
- 10 Zizzi

Bars

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

Entertainment

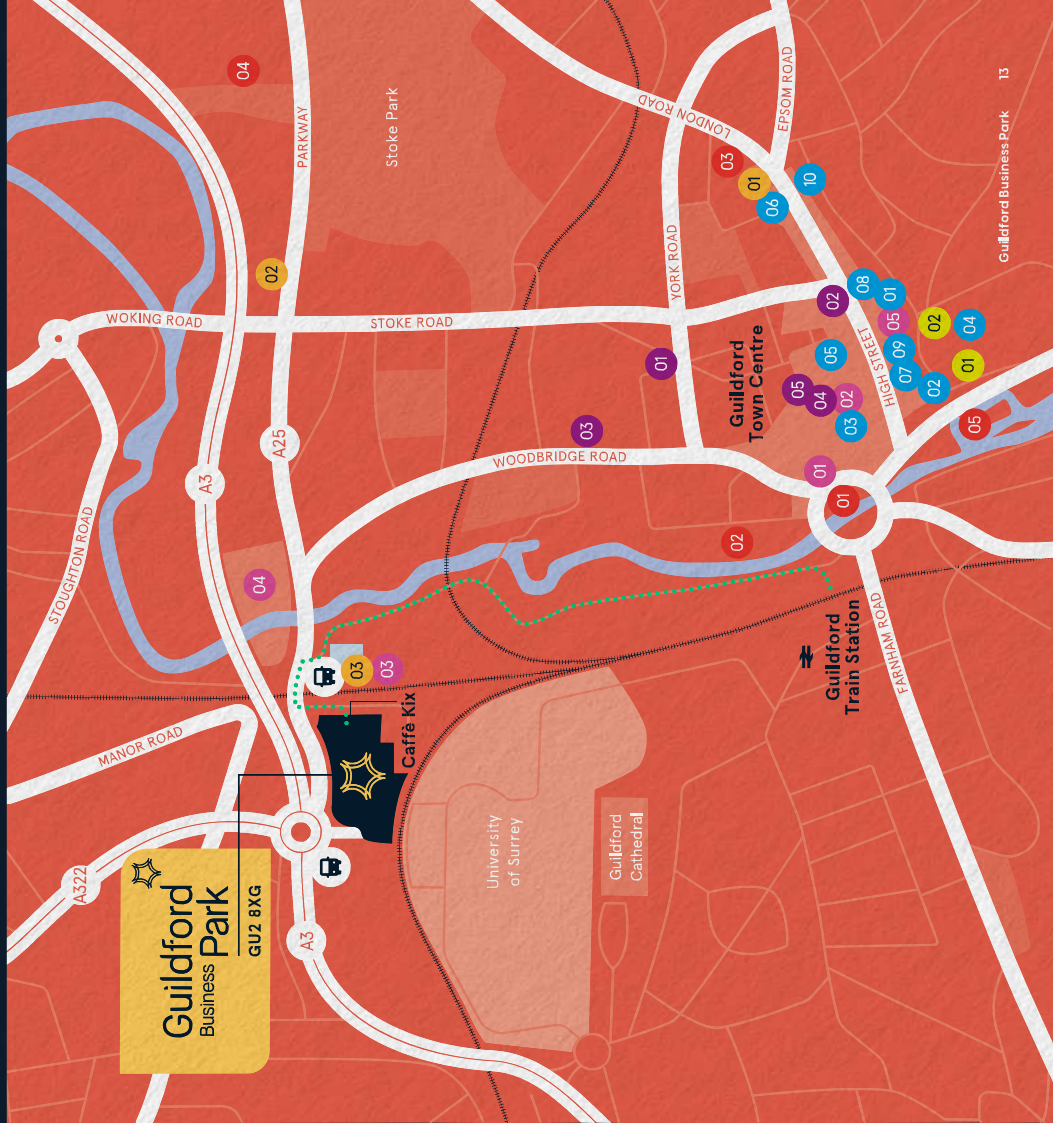
- 01 The Electric Theatre
- 02 Odeon Cinema
- 03 G Live Theatre
- 04 Guildford Spectrum Leisure Centre
- 05 Woanne Arnaud Theatre

Points of Interest

- 01 Guildford Museum
- 02 Guildford Castle

Hotels

- 01 Guildford Harbour Hotel
- 02 Premier Inn
- 03 Travelpodge



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.



Town Centre & Train Station
8 minutes



London Waterloo
35 minutes



Heathrow Airport
31 minutes



Gatwick Airport
40 minutes



The science of business



guildfordbusinesspark.com

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