

# RANGER HOUSE

GUILDFORD  
GU1 4UL



CGI entrance

**COMPREHENSIVELY REFURBISHED  
GRADE A OFFICES AVAILABLE TO  
LET IN THE HEART OF GUILDFORD,  
ADJACENT TO THE RAILWAY STATION,  
AND FORMING PART OF THE TOWN'S  
WIDER REGENERATION.**

AVAILABLE FOR OCCUPATION DECEMBER 2025



**RANGER HOUSE:  
THE FUTURE OF  
WORKSPACE IS TAKING  
SHAPE IN GUILDFORD**

Guildford is renowned for its ability to attract occupational demand from all sectors due to its impressive connectivity, wide range of amenities and thriving population. It has become particularly popular for professional services, gaming, aeronautical and bioscience industries. Offering newly refurbished 10,000 sq ft floorplates, Ranger House provides a rare opportunity to those occupiers looking to benefit from all of the above and best-in-class office accommodation.

CGI reception

**THE BUILDING:**  
MODERN INTERIORS  
FOR FORWARD  
THINKING BUSINESSES.

**SPACE TO GROW**  
WITH 10,000 SQ FT  
FLOORPLATES

The available space at Ranger House is currently undergoing a transformative refurbishment, which will complete before the end of 2025. We're delivering top tier workspace by a B-Corp certified contractor that's perfectly tailored to the needs of modern professionals, providing an environment designed for ultimate productivity and comfort.





A COMBINATION OF NATURAL  
MATERIALS, TACTILE TEXTURES,  
AND A BIOPHILIC PALETTE  
CREATES CALM AND FOCUS

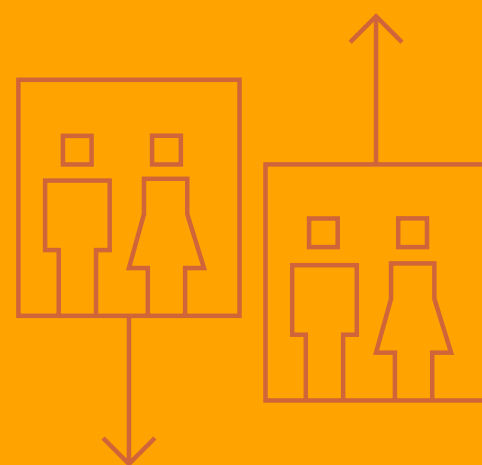
# SPECIFICATION



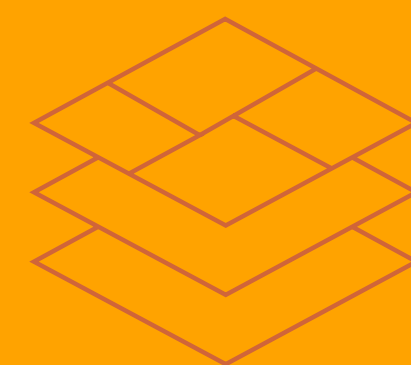
Targeting EPC 'A'



VRF Multi Zone AC System



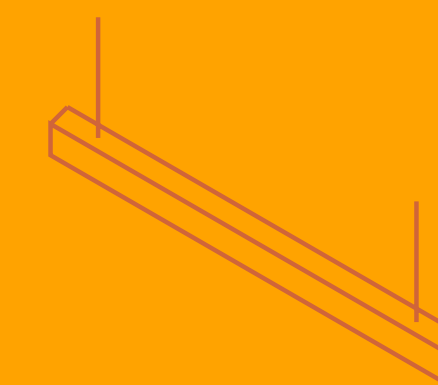
2 x 8-person passenger lifts



Full access raised floors



Exposed services



Pendant LED lighting



Enlarged concierge reception



State of the art shower facilities



3.3m floor to ceiling height



Communal landscaped garden



Full height atrium



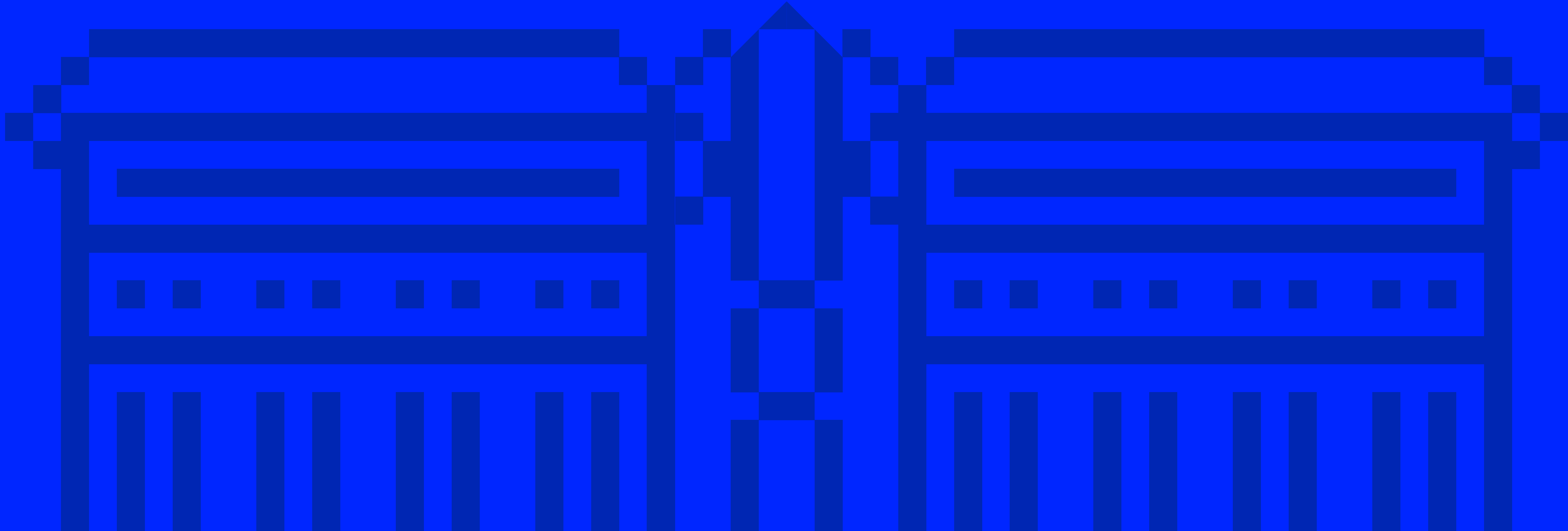
Parking spaces (1:500 sq. ft ratio)

# AVAILABILITY

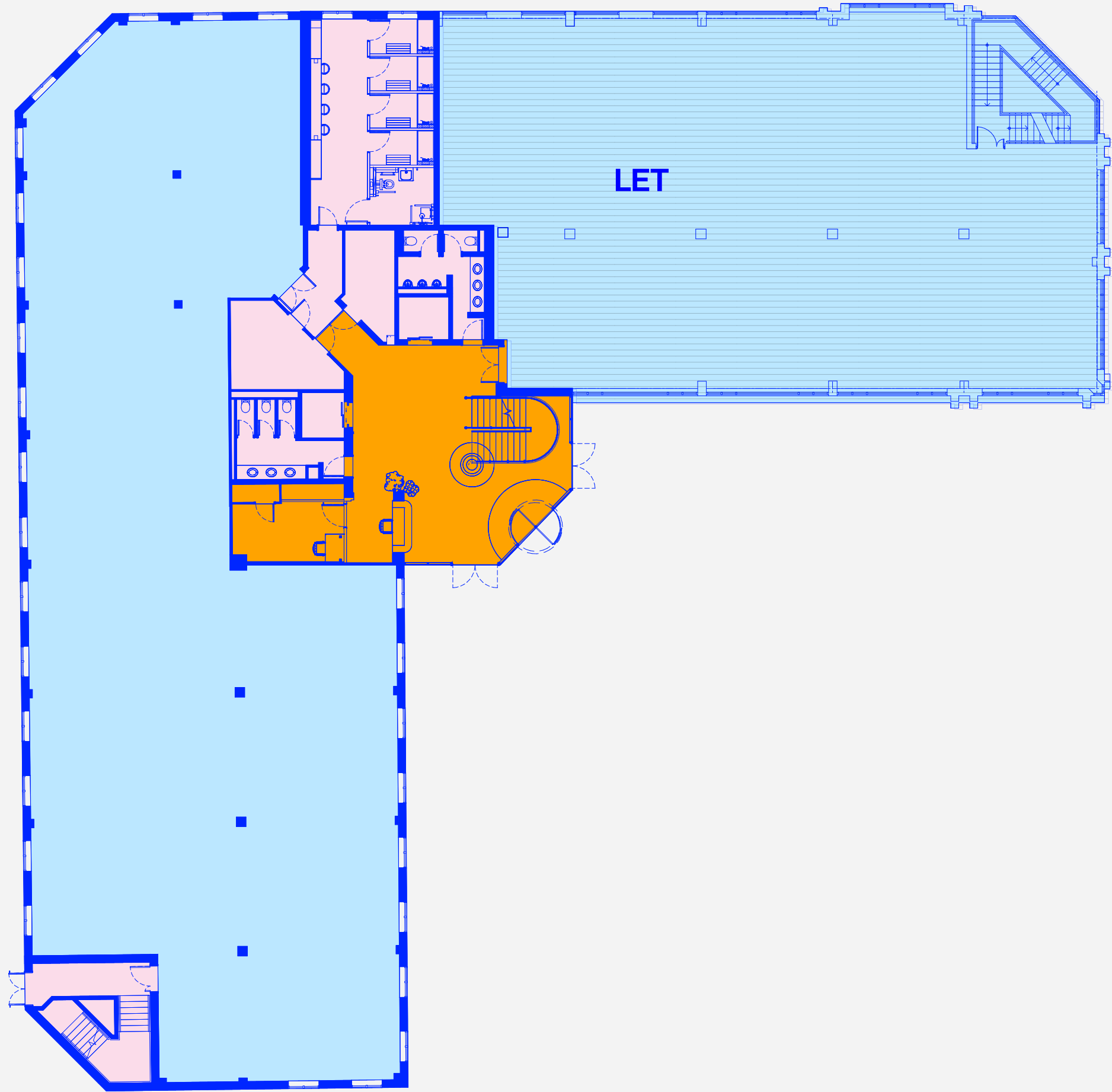
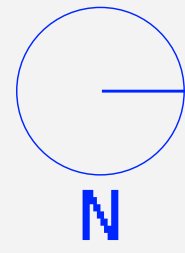
A variety of open plan desk layouts, meeting rooms, and booths combine with modern breakout spaces and hotdesking options.

THIRD FLOOR:  
10,493 SQ FT

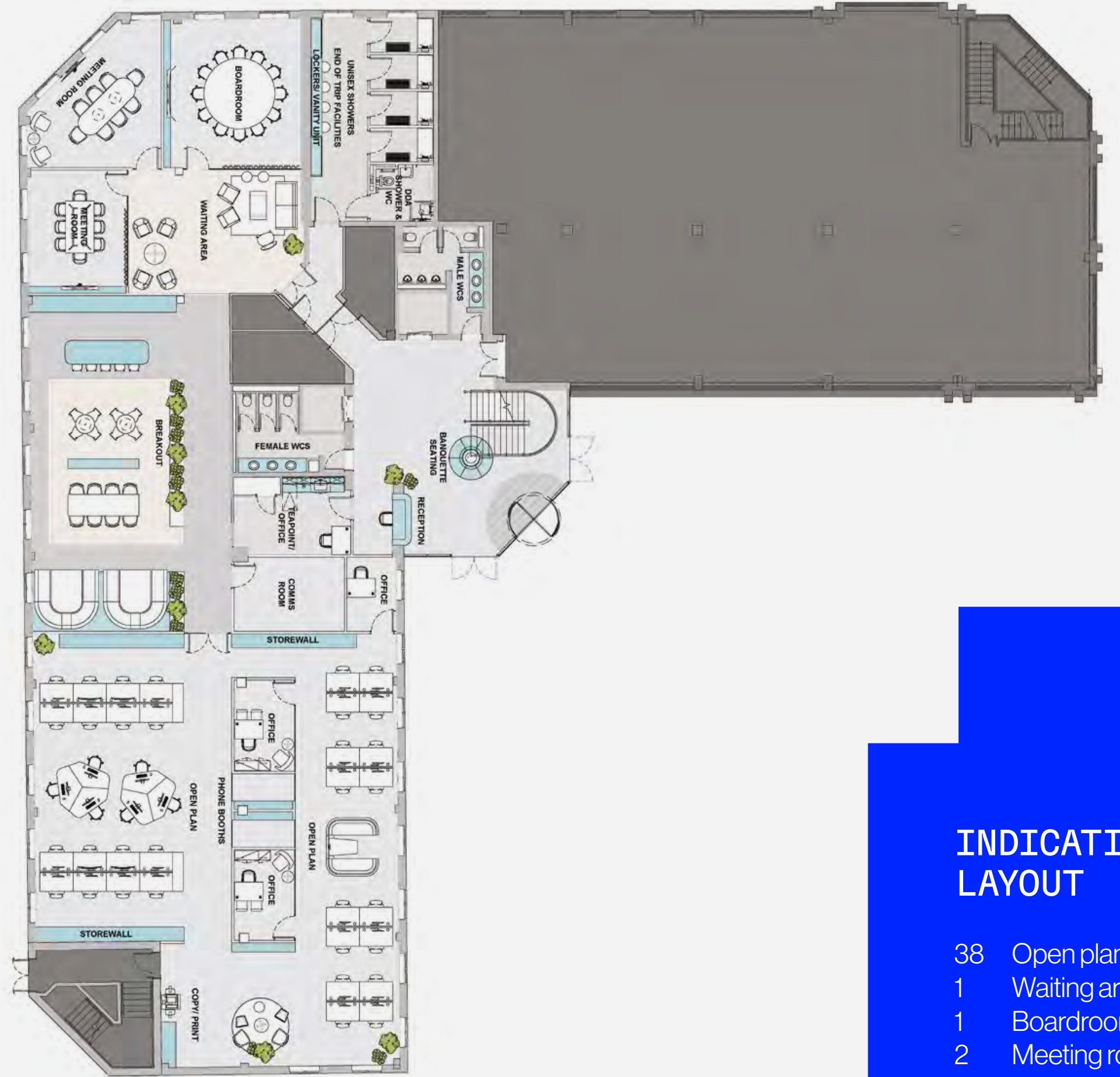
PART GROUND FLOOR:  
4,959 SQ FT



## PART GROUND FLOOR: 4,959 SQ FT



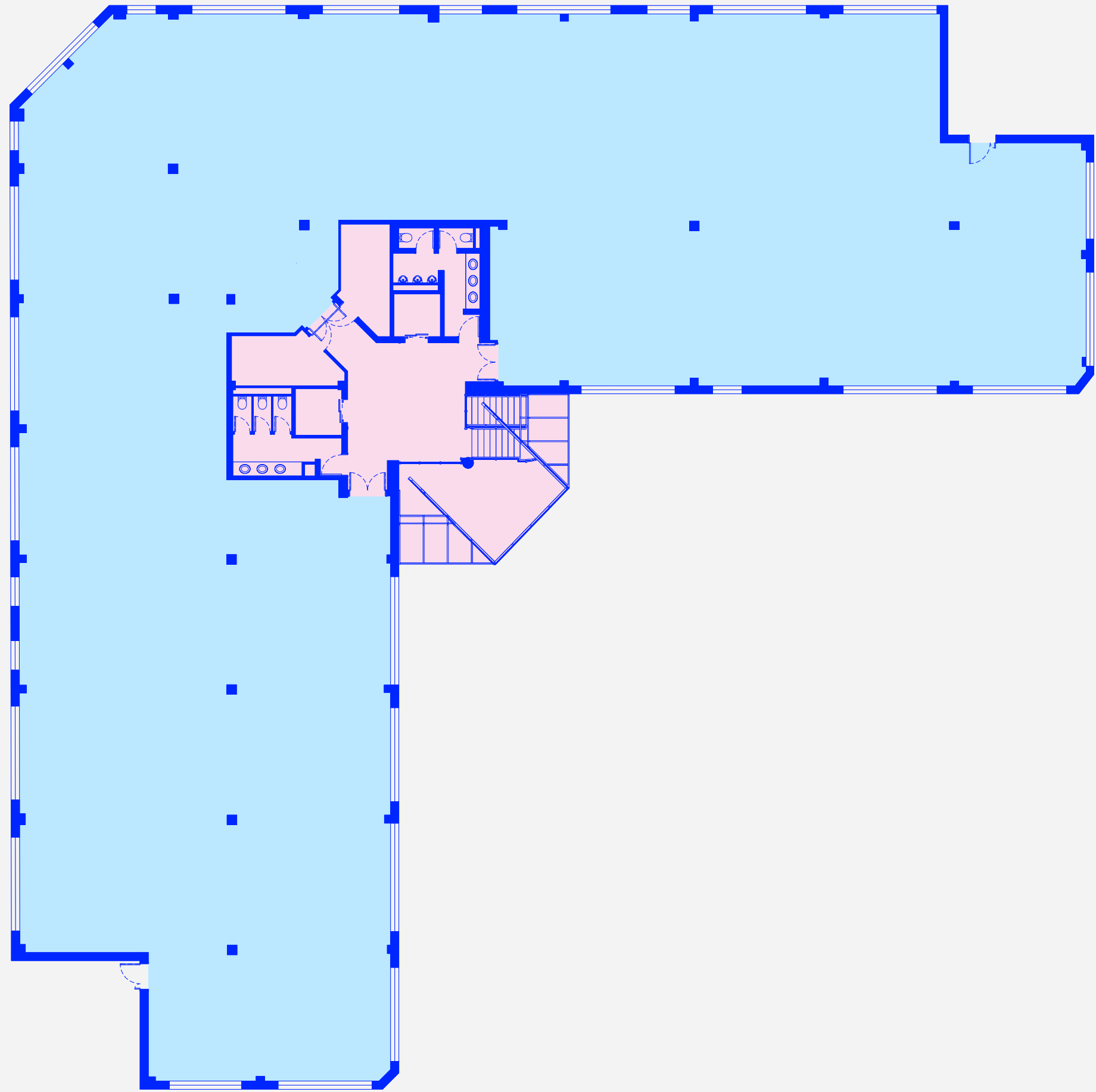
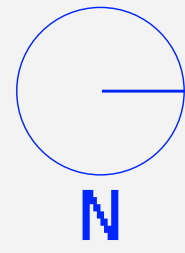
■ Office  
 ■ Core  
 ■ Reception



### INDICATIVE LAYOUT

- 38 Open plan desks
- 1 Waiting area (9p)
- 1 Boardroom (12p)
- 2 Meeting room (8p)
- 1 Breakout area (33p)
- 2 Collab/agile area (4p)
- 2 Phone booth (1p)
- 3 Private office (1p)
- 1 Comms room

THIRD FLOOR:  
10,493 SQ FT



Office Core



INDICATIVE  
LAYOUT

- 94 Open plan desks
- 1 Boardroom (16p)
- 1 Meeting room (10p)
- 1 Meeting room (8p)
- 1 Meeting room (6p)
- 1 Meeting room (4p)
- 1 Breakout (48p)
- 1 Quiet zone (21p)
- 1 Lounge (9p)
- 2 Collab / agile area (8 & 5p)
- 2 Phone booth (1p)
- 1 Quiet booth (2p)
- 2 Phone pod (2p)
- 1 Comms room

# THE AMENITIES: ENHANCED FOR WELLBEING AND WORKPLACE PRODUCTIVITY

Ranger House offers a comprehensive suite of upgraded amenities designed to support your team. We've introduced newly landscaped outdoor areas, creating refreshing green spaces for relaxation and informal collaboration right outside the building. Inside, you'll find state of the art end of trip facilities, a welcoming new reception, and ample parking, all with the convenience of 24-hour access.



**THE LOCATION:**  
UNRIVALLED  
CONNECTIVITY IN THE  
HEART OF GUILDFORD.



Long recognised as a prime location in London's Green Belt, Guildford is known for its excellent quality of life, frequently making it onto Best Places To Live lists. The combination of its attractive market town architecture and its proximity to open spaces like the North Downs means its popularity shows no signs of dwindling,



THE TOWN THAT GETS  
DOWN TO BUSINESS



THE TUNSGATE QUARTER AND  
THE FRIARY OFFER A WIDE  
VARIETY OF WELL-KNOWN  
SHOPPING AND DINING OPTIONS



AMENITIES:

RESTAURANTS

- 01 The Ivy Castle View
- 02 The Thai Terrace
- 03 La Casita
- 04 Yori
- 05 Gordos
- 06 The Guilford Townhouse
- 07 Positano
- 08 Olivio
- 09 Piattini Kitchen & Cocktails
- 10 Blue Sardinia
- 11 Megan's by the Castle
- 12 Rosa's Thai
- 13 Ivy Asia
- 14 Cosy Club

PUBS & BARS

- 01 The Britannia
- 02 The Royal Oak
- 03 The Rodboro Buildings
- 04 Kerrera Craft Beer & Gin Bar
- 05 The White House
- 06 Corkage Wine Shop & Bar
- 07 Three Pigeons
- 08 All Bar One
- 09 George Abbot
- 10 The Kings Head

COFFEE

- 01 Street Cups
- 02 Fridas Coffee House
- 03 Canopy Coffee
- 04 Black Sheep Coffee
- 05 Harris + Hoole
- 06 Fresco DeliKafessen
- 07 The Boathouse Cafe

FITNESS

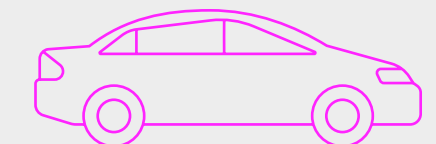
- 01 Pure Gym
- 02 Anytime Fitness
- 03 1Sculpt Fitness Guildford



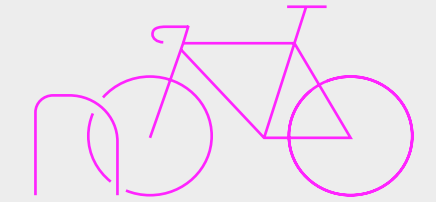


# £150M STATION QUARTER REDEVELOPMENT NEXT DOOR

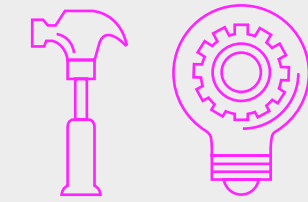
Ranger House is a landmark building right next door to Guildford's centrally located train station. The station and its surrounds are currently undergoing a £150m Station Quarter redevelopment bringing more business and connection to this much-loved Surrey town, superbly located within striking distance of London.



**388 CAR** PARKING SPACES  
FOR RAIL USERS



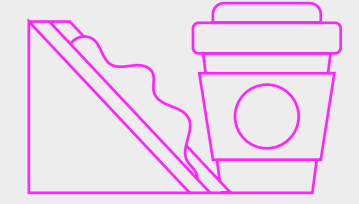
**536 CYCLE** SPACES  
FOR STATION USERS



AROUND **£25M** OF STATION  
IMPROVEMENTS



**438 NEW HOMES**

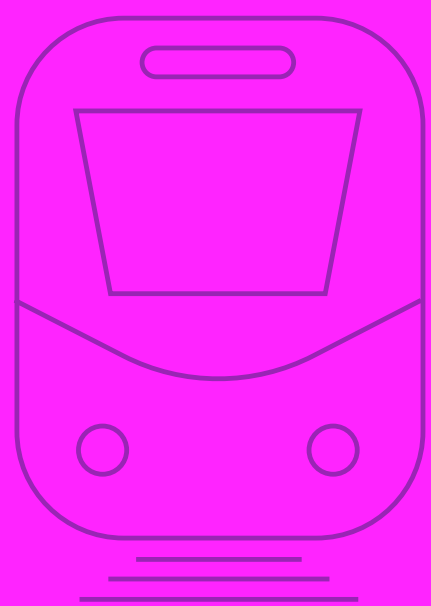


**3,427SQ M** OF RETAIL GIA

## GUILDFORD'S GATEWAY

# LINKS TO LONDON AND BEYOND

Ranger House boasts excellent connectivity for all commuters. By road, it offers easy access to the A3 and A31, seamlessly linking to the M25 and M3 motorways. For rail users, Guildford Station, right next door, provides rapid connections, with journeys to London Waterloo taking just 32 minutes and Clapham Junction only 27 minutes. Additionally, Guildford's strategic position provides convenient access to both Heathrow and Gatwick airports.



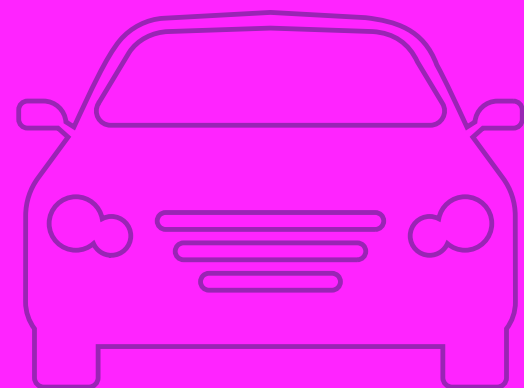
**27**  
Minutes to  
Clapham Junction  
⇒

**32**  
Minutes to  
London Waterloo  
⊕ ⇒

**45**  
Minutes to  
Reading  
⇒

**47**  
Minutes to  
Gatwick  
✈

**59**  
Minutes to  
Portsmouth  
⇒



**04**  
Minutes to A3

**20**  
Minutes to M25

**45**  
Minutes to  
Portsmouth

**46**  
Minutes to  
Gatwick Airport  
✈

**50**  
Minutes to  
Heathrow Airport  
✈

# CONTACT DETAILS



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