



**Guildford**  
Business **Park**



**BUILDING 4**

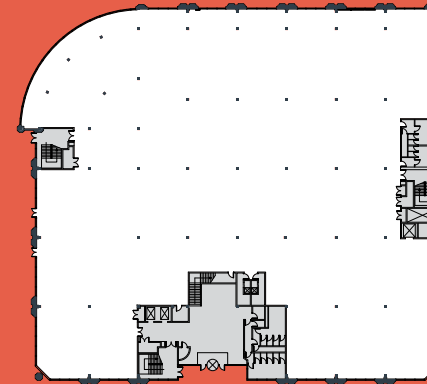
Available from  
55,000 – 86,500 sq ft

# BUILDING 4

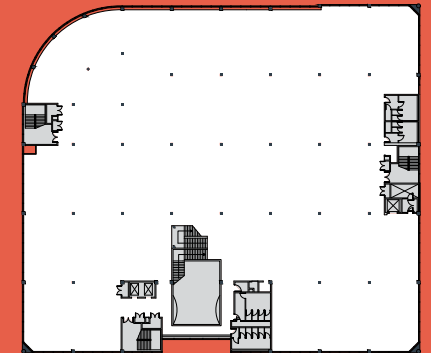
A new opportunity to acquire a self-contained, HQ style office building from 55,000 to 86,500 sq ft that can be refurbished to meet occupier demands and expectations.



Second Floor	28,492 sq ft	2,646 sq m
First floor	27,519 sq ft	2,556 sq m
Ground floor	29,283 sq ft	2,720 sq m
Reception	1,202 sq ft	111 sq m
<b>Total</b>	<b>86,496 sq ft</b>	<b>8,314 sq m</b>



Ground



Typical Upper Floor

With fast access to both the rail and motorway network, Guildford Business Park is ideally located for modern business. It's no surprise that household names such as Colgate, Enstar and Philips have already decided to make it their home.



SHUTTLE BUS TO  
TRAIN STATION



CAR PARKING  
RATIO 1:285 SQ FT



24 HOUR  
SECURITY



ON-SITE  
CAFÉ



TRIPLE HEIGHT  
RECEPTION



SUSPENDED  
CEILINGS WITH  
INTEGRAL LIGHTING



AIR  
CONDITIONED



FULL ACCESS  
RAISED FLOORS



In good  
company.

**COLGATE-PALMOLIVE**



**PHILIPS**



**GUILDFORDBUSINESSPARK.COM**

**SATNAV GU2 8XG**



**James Finnis**  
020 8283 2534  
james.finnis@eu.jll.com

**Matthew Swash**  
020 7852 4827  
matthew.swash@eu.jll.com

**Lydia Riches**  
020 7852 4456  
lydia.riches@eu.jll.com



**Simon Knight**  
020 7312 7419  
simon.knight@montagu-evans.co.uk

**Luca Nardini**  
020 7312 7447  
luca.nardini@montagu-evans.co.uk