



Guildford Business Park



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 have already decided to make it their home.

Occupiers include:



GUILDFORD BUSINESS PARK

BUILDING 2



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BUILDING 4



86,500 sq ft - work space opportunity.

An existing building, suitable for refurbishment and offering flexible office accommodation from 55,000 sq ft up to 86,500 sq ft.

GUILDFORD BUSINESS PARK

BUILDING 5



52,000 sq ft of prime, Grade A office space.

Planning permission has recently been granted for a new Grade A office building on Plot 5 of Guildford Business Park. The building will be available on a pre-let basis and will provide up to 52,198 sq ft on 4 floors.



83,864 sq ft of new, Grade A office space.

A prime new office development that delivers a market leading environment for your staff to flourish.

Available in suites of 5,000 sq ft up to 60,000 sq ft.



Specification includes

- + BREEM rating of Very Good
- + EPC rating of A
- + VRV heating and cooling system
- + Minimum car parking ratio of 1:285 sq ft
- + Floor-to-ceiling heights from 2.85m – 3.2m
- + 150mm full access metal raised floor
- + 600x600mm metal tiled ceiling grid
- + Integral LED light fittings
- + Workplace occupational density @ 1:8 sq m
- + Male, female and accessible wc facilities on each floor
- + Extensive cycling and shower provisions
- + 950 kVA power to the building





SHUTTLE
BUS



CAR PARKING



24 HOUR
SECURITY



ON-SITE
CAFÉ



CYCLE SHARE
SYSTEM



ELECTRIC VEHICLE
CHARGING



ON-SITE
ACTIVITIES



WEEKLY FITNESS
CLASSES



RUNNING
CLUB



FAST CONNECTIONS
TO LONDON



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