



First Floor

# Building 1A

11,000 SQ FT

Available from January 2025

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.

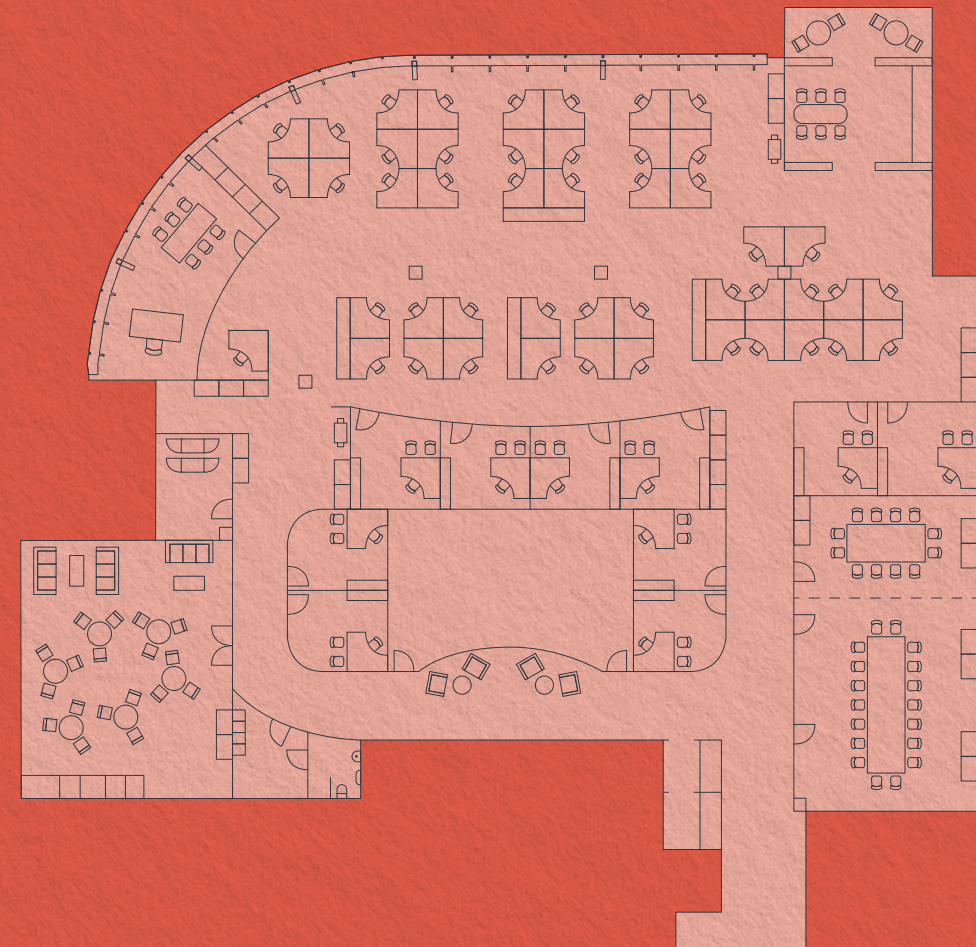






## First Floor

10,996 sq ft / 1,022 sq m



**Exceptional. Welcome.**

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



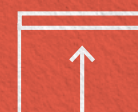
Targeting  
EPC B



VRF heating and  
cooling system



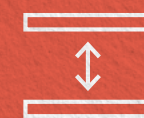
Slab-to-slab  
height of 4.9m



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 4

Building 3  
Allianz  
Signify

Building 2  
Wargaming UK Ltd  
REGUS  
Barnett Waddingham  
Reed  
Navien

Building 1B  
Future development site

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

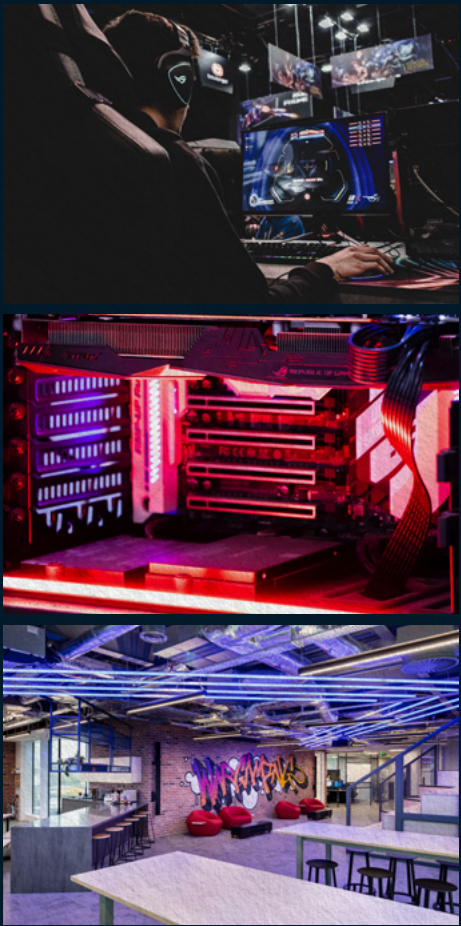
Guildford is home to a world-class university that provides R&D support to innovative businesses. Guildford has exceptional talent and a well-qualified, highly-skilled workforce, with proven track record of innovation and research.



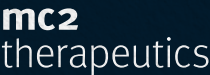
The town is home to a large number of international and national occupiers including BAE Systems, Avaya, Allianz Insurance, BOC, RSM, Wargaming and Electronic Arts. In addition, the University of Surrey, with its leading fields of engineering and science, attract and foster a huge number of start-up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

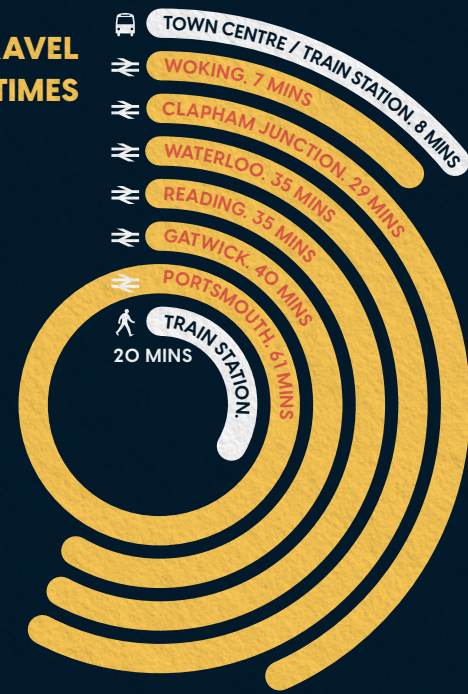


Current occupiers:





## TRAVEL TIMES



## TRAVEL DISTANCES



Source: google.co.uk



Town Centre  
& Train Station  
8 minutes



London Waterloo  
35 minutes



Heathrow Airport  
31 minutes



Gatwick Airport  
40 minutes



The science of business

# 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.

### Shops / Leisure

- 01 The Friary Shopping Centre
- 02 The Gym
- 03 Ladymead Retail Park
- Retailers include:  
Furniture Village, Carpetright,  
Halfords, Currys, Next  
Sports Direct and Tapi
- 04 Tunsgate Quarter  
Shopping Centre

### Restaurants / Cafés

- 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

### Bars

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

### Hotels

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

### Entertainment

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

### Points of Interest

- 01 Guildford Museum
- 02 Guildford Castle







**guildfordbusinesspark.com**

**A development by**

**cube**  
Real Estate

 **PineBridge**  
INVESTMENTS

**For further information  
please contact:**



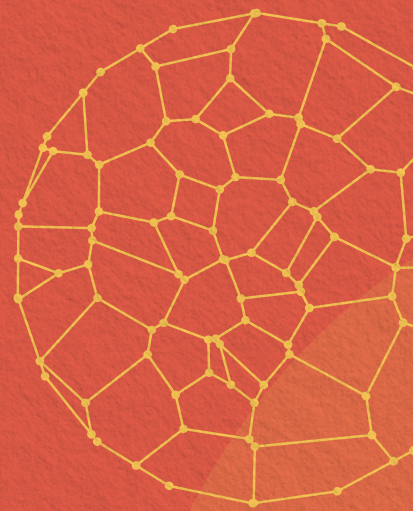
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