



Building 1B

59,933 SQ FT

New office development

Where science, technology and commerce meet


Guildford
Business **Park**



**Welcome to the
contemporary
campus for
innovators,
inventors and
pioneers.**

**This is a business
community
dedicated to
developing ideas
and shaping
industries.**

The refurbished, self-contained Building 1B will provide 59,933 sq ft of Grade A, HQ-style space designed to foster collaboration and invention.



**Research.
Develop.
Enjoy!**



| CGI: New double-height entrance

Building 1B has been created to meet the needs of today's forward-thinking, fast-growing, hyper-connected occupiers.





Exceptional. Welcome.

The contemporary,
reception space
sets the tone
for everything
that follows.

CGI: Double-height
reception



Inspire. Ideas.

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



| CGI: Indicative fit-out



**Thinking
Work
Research
Innovation
Testing
Creative
Technical
Development
Lab**

Space

**Typical floors between
14,000 – 23,000 sq ft**

Panoramic. Terraces.

Totalling over 11,800 sq ft.



An innovation cluster.

**Connect with people
on your wavelength.**

**Explore and evolve
alongside ambitious
knowledge and
hi-tech businesses.**



**Guildford is a national leader
in fields such as machine learning,
advanced engineering and gaming.**



A lightning rod for this innovative spirit, the campus has a proven track record as fertile ground for ambitious businesses from diverse sectors.

This success has been fuelled by its direct links with academia through the University of Surrey which is adjacent to the site.

**MC2 Therapeutics moved to the park
to create their new research and
development laboratory**



A meeting of minds.

Taking a thoughtful approach to creating a happy, healthy and productive community.

Well thought-out lifestyle opportunities for all tenants.



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.



Occupiers, including War Gaming, Enstar and Allianz chose Guildford Business Park, because they know the value of keeping their workforce happy and engaged.



Hop on. Hop off. The smarter way to travel to work.

GBP operates a shuttle bus service specifically for GBP employees between Guildford railway station, the town centre and the business park.

Planning permission has been granted for the construction of a new walkway bridge across the railway line and in to the university campus which will bring the town centre within easy walking distance.

Right. This way. Accessible solutions for everyone.



Buses run every 10 minutes from 7.30 am to 6.00 pm and take less than 8 minutes door to door.



Summary specification



Cooling

The building's cooling demand reduced by 40%



Renewables

Air Source Heat Pumps and PV Panels



Embodied Carbon

Existing building structure reused, exposed services



BREEAM
Targeting
'Excellent'



WiredScore
Gold WiredScore
with target of
'Platinum'



EPC
Targeting
a rating of 'A'



Health & Wellbeing
7,300 sq ft terrace, cycle
and changing facilities



Air Quality

improved as no fossil fuels
with the removal of the
existing boilers



Ecology

Enhanced through
planting and
green roofs



Vehicles

214 on-site parking spaces
with 10 EV charging points

Redevelopment features

Redeveloped offices with
additional accommodation
and new terraces

High performance
façade – exceeding Building
Regulation Standards

Hybrid VRF installation
using significantly
less refrigerant than
traditional systems and
has 66% lower global
warming potential

Slab-to-slab heights
are 4,260 to 5,390 mm

Atrium space improving
office daylighting

Ventilation systems that
improve indoor air quality
and infection control

LED lighting with
occupancy and
daylight controls

New lifts with energy
regenerative drives



Accommodation

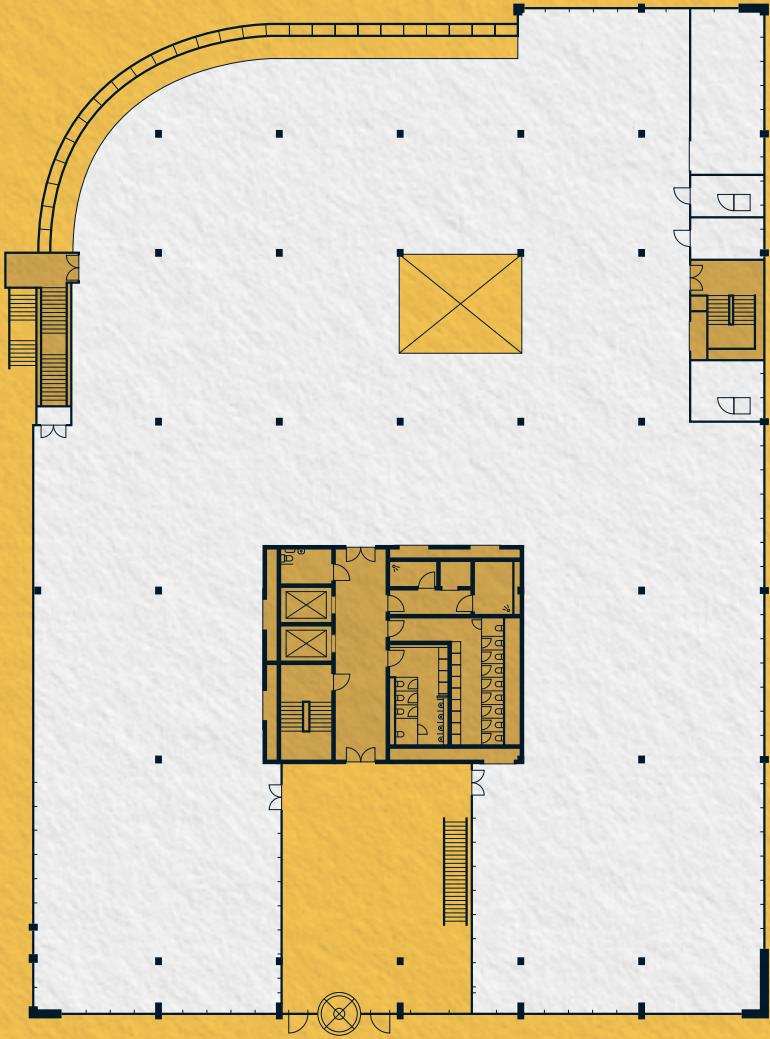
Second floor	14,257 sq ft	1,325 sq m
Terrace	7,226 sq ft	672 sq m
First floor	22,564 sq ft	2,097 sq m
Terrace	1,100 sq ft	102 sq m
Ground floor	23,112 sq ft	2,148 sq m
Terrace	4,535 sq ft	422 sq m
Reception	1,970 sq ft	183 sq m
Total	59,933 sq ft	5,570 sq m
(inc Terraces)	72,795 sq ft	6,765 sq m

214 on-site parking spaces
10 EV charging points

Approximate IPMS3 measurements

Ground floor

23,112 sq ft / 2,148 sq m



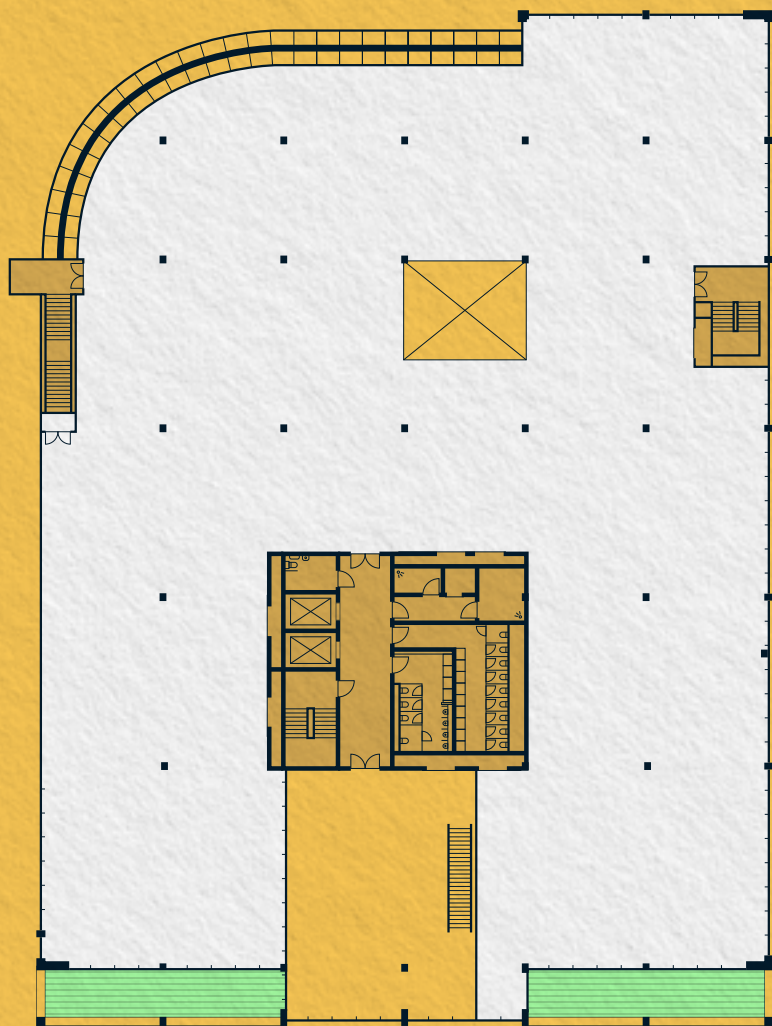
Terrace
4,535 sq ft / 422 sq m



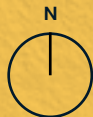
Plan not to scale. For indicative purposes only.

First floor

22,564 sq ft / 2,097 sq m



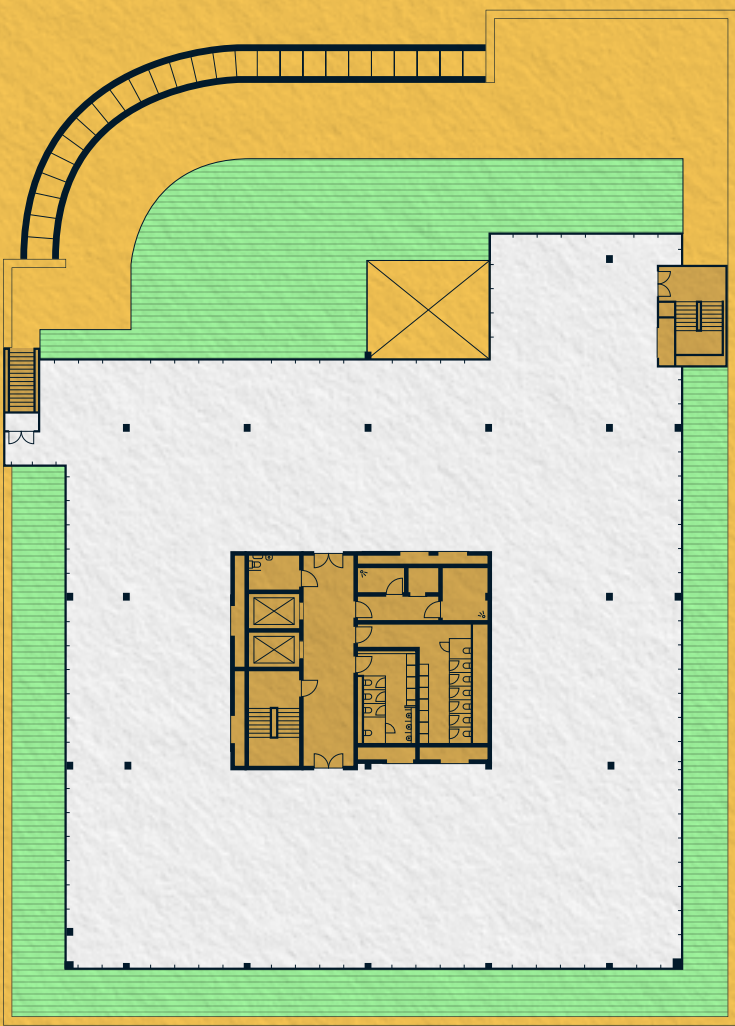
Terrace
1,100 sq ft / 102 sq m



Plan not to scale. For indicative purposes only.

Second floor

14,257 sq ft / 1,325 sq m



Terrace
7,226 sq ft / 672 sq m



Plan not to scale. For indicative purposes only.



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 Boilerroom 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

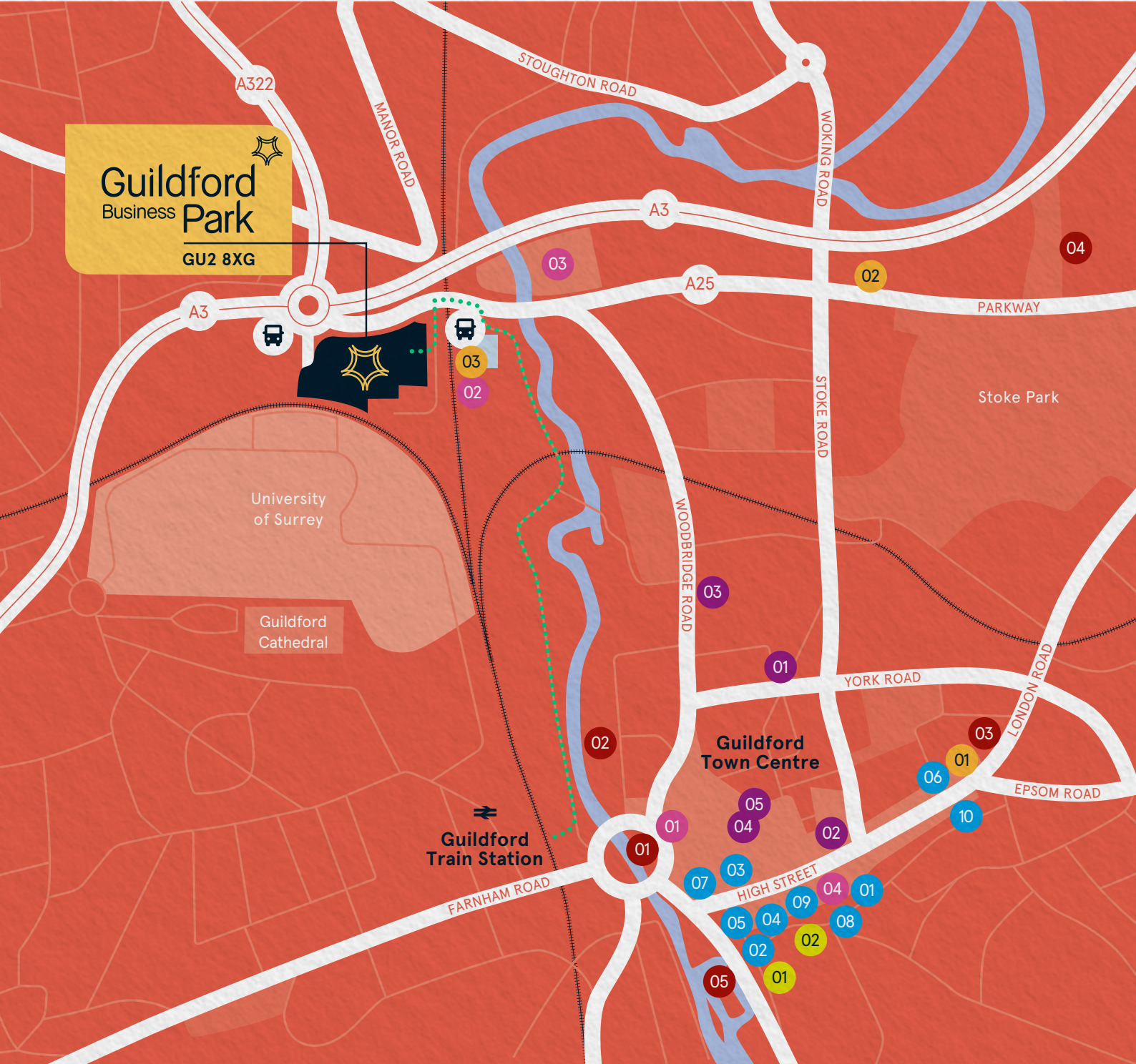
- 01 The Electric Theatre
- 02 Odeon Cinema
- 03 G Live Theatre
- 04 Guildford Spectrum
Leisure Centre
- 05 Yvonne Arnaud Theatre

Points of Interest

- 01 Guildford Museum
- 02 Guildford Castle

Central Guildford.

Offering plenty
of food (and shops)
for thought.



Guildford is unrivalled with its offering of amenities. Set within the stunning historic high street, it boasts a number of shopping centres, boutique brands, and every high street name you would expect to see.

There is a wide range of bars and restaurants, including The Ivy, Côte Brasserie and Positano Restaurant, to name but a few.

All tastes are catered for in terms of bars, cafés and entertainment, with a number of top quality hotels within a stone's throw. If it's culture you're after, the Cathedral, Museum and Castle all near by.

Guildford is a

top 10

vitality economy

Guildford was recently given the moniker of

Hollywood

of the gaming community due to the concentration of companies and talent

Guildford is a home to over

60K

businesses

Guildford has one of the highest GVA per capita in the UK, contributing approx

£5.5bn

to the UK economy

Guildford's skilled workforce is over

50%

qualified to degree level or higher

UK Average: 38%

The University of Surrey has over

16K

students enrolled with 37% of these from overseas



Town Centre
& Train Station
8 minutes



London Waterloo
35 minutes



Gatwick Airport
40 minutes

Escape Velocity.

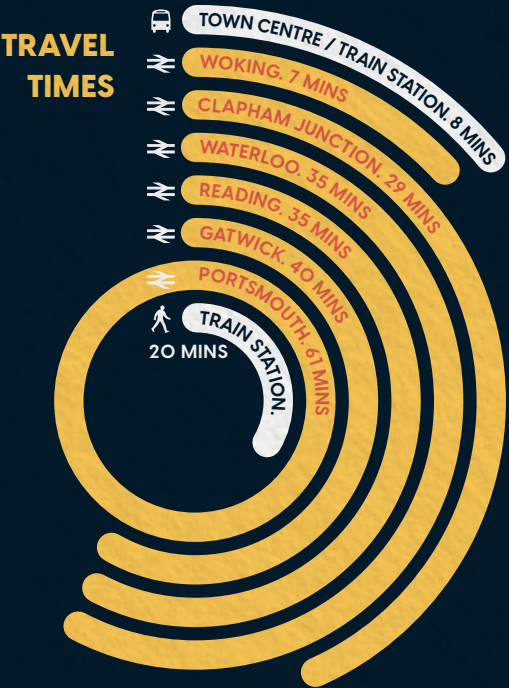
Get to where you're going at speed.

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.



TRAVEL DISTANCES



Source: google.co.uk

guildfordbusinesspark.com

A development by

cube
Real Estate

 **PineBridge**
INVESTMENTS

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