



255

**HIGH  
STREET**  
GUILDFORD  
GU1 3BS



BOUR  
HOTEL

the jetty

205 HIGH STREET

STREET

# FABULOUS OFFICE SPACE

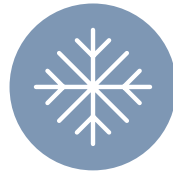
**42,300 SQ FT**  
**PERFECTLY POSITIONED**  
**FOR BUSINESS**  
**AVAILABLE Q4 2018**

- IMPRESSIVE NEW OFFICE BUILDING
- PROMINENT TOWN CENTRE LOCATION
- EFFICIENT FLOORS OF c.7,500 - c.8,500 SQ FT
- COMMUNAL ROOF GARDEN
- TWO ACCESSIBLE TERRACES
- EXCELLENT NATURAL LIGHT
- PANORAMIC VIEWS

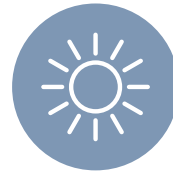
# A WELL-CRAFTED BUILDING

DESIGNED WITH THE OCCUPIER IN MIND, 255 HIGH STREET OFFERS BEST IN CLASS OFFICE ACCOMMODATION OVER FIVE UPPER FLOORS.

THE FIFTH FLOOR ROOF GARDEN WILL PROVIDE STUNNING VIEWS ACROSS GUILDFORD.



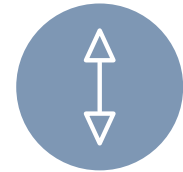
Air source heat pump heating and cooling



Energy efficient LED lighting



Fully accessible raised floors



Floor to ceiling height 2.7m - 2.8m



Two passenger lifts



Two feature terraces and 5th floor roof garden



Contemporary exposed structure and services



Showers with changing cubicles and lockers



1 person per 8m<sup>2</sup>



47 covered car parking spaces (1:900 sq ft)



44 secure bicycle spaces



Breeam rating of "very good"





Indicative CGI of reception

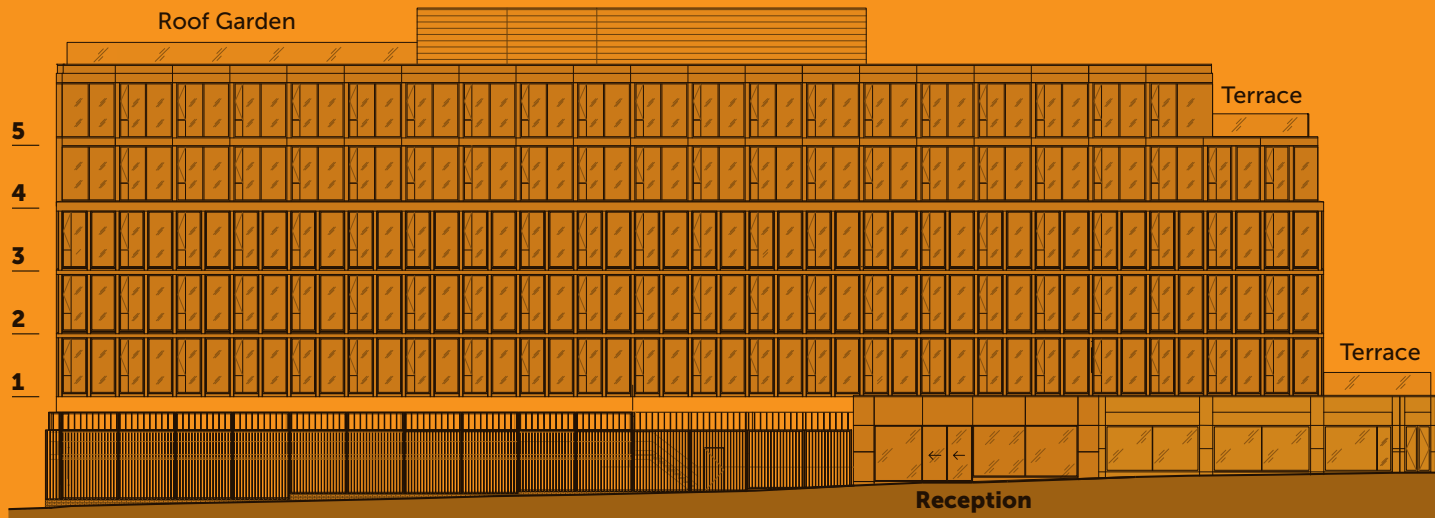
255 HIGH STREET PROVIDES YOUR BUSINESS WITH THE FLEXIBILITY TO CREATE AN EXCEPTIONAL WORKING ENVIRONMENT.

- LIGHT AND OPEN FLOOR PLATES
- CONCIERGE SERVICES
- COMMUNAL ROOF GARDEN
- CAR PARKING
- MODERN CHANGING FACILITIES AND BIKE STORAGE



Indicative CGI of creative fit out

# SCHEDULE OF AREAS



FLOOR	SQ FT	SQ M
Fifth Terrace	7,464 678	693 63
Fourth	8,249	766
Third	8,503	790
Second	8,503	790
First Floor Terrace	8,376 538	778 50
Ground Floor reception & business lounge	1,209	112
<b>Total Office NIA</b> (excluding terraces)	<b>42,304</b>	<b>3,929</b>

Car parking 47 spaces  
(1:900 sq ft)

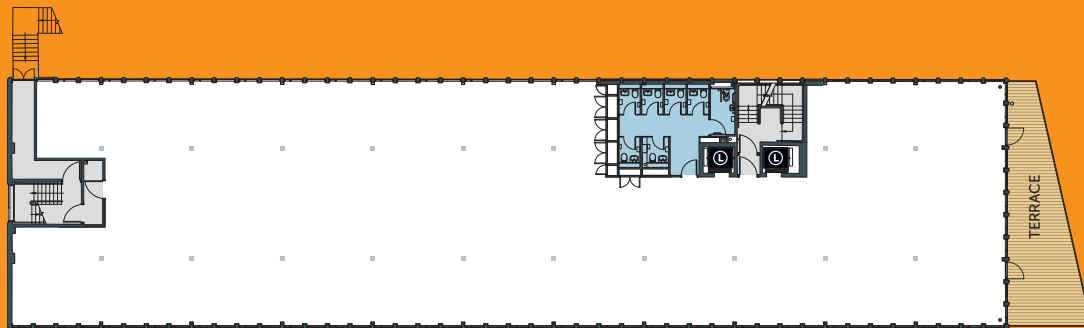
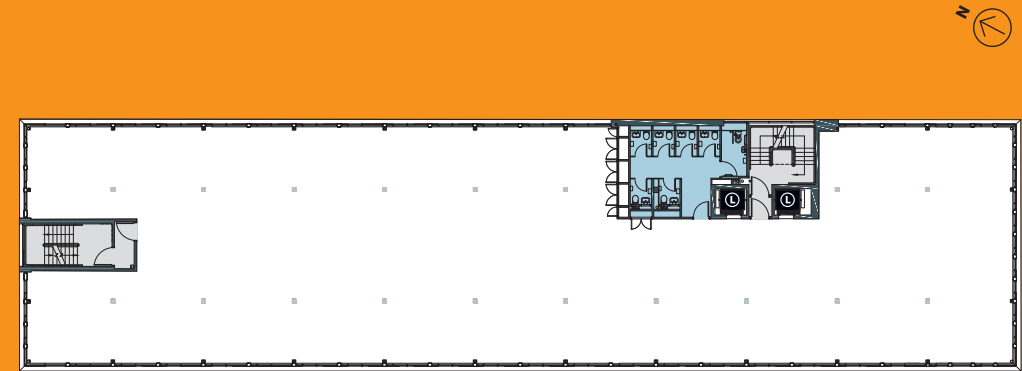
Secure bicycle storage 44 ground floor



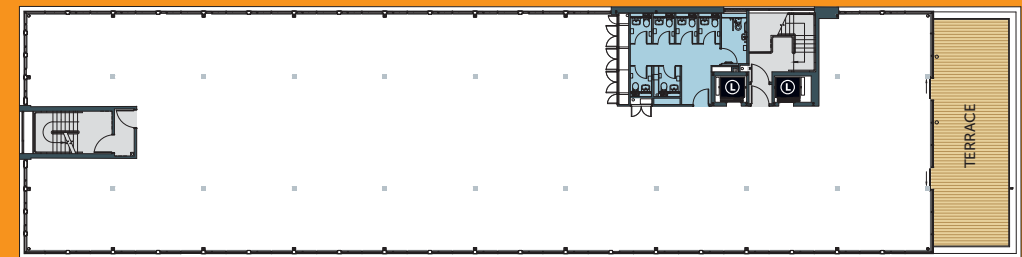




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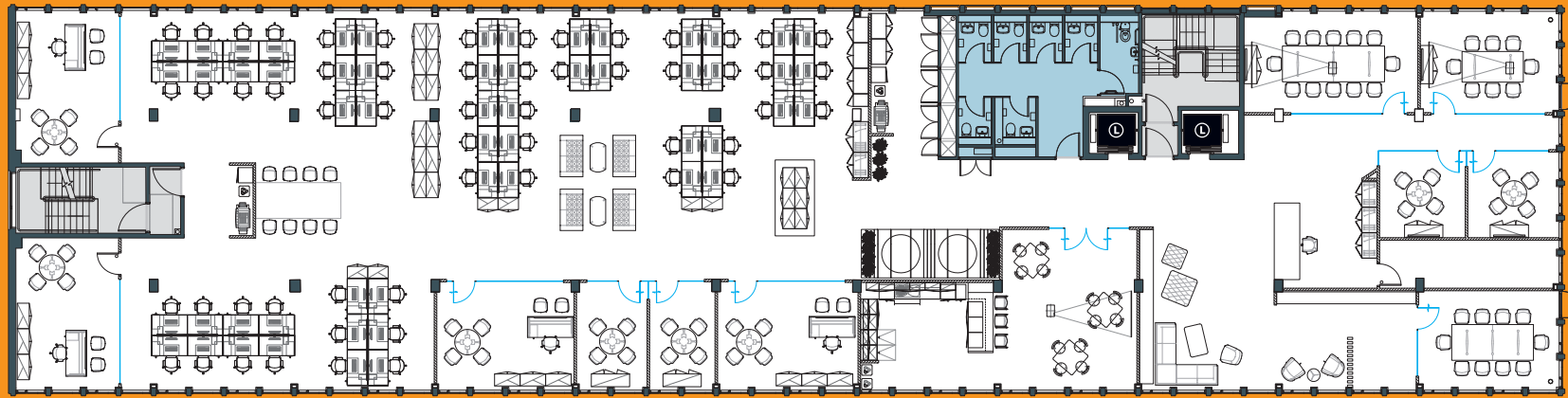


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5

# PROFESSIONAL SCHEME



SECOND FLOOR

- 56 Workstations
- 10 Work Opportunities

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- 4 4-Person Meeting Rooms
- 1 8-Person Meeting Rooms
- 1 10-Person Meeting Rooms
- 1 12-Person Board Rooms

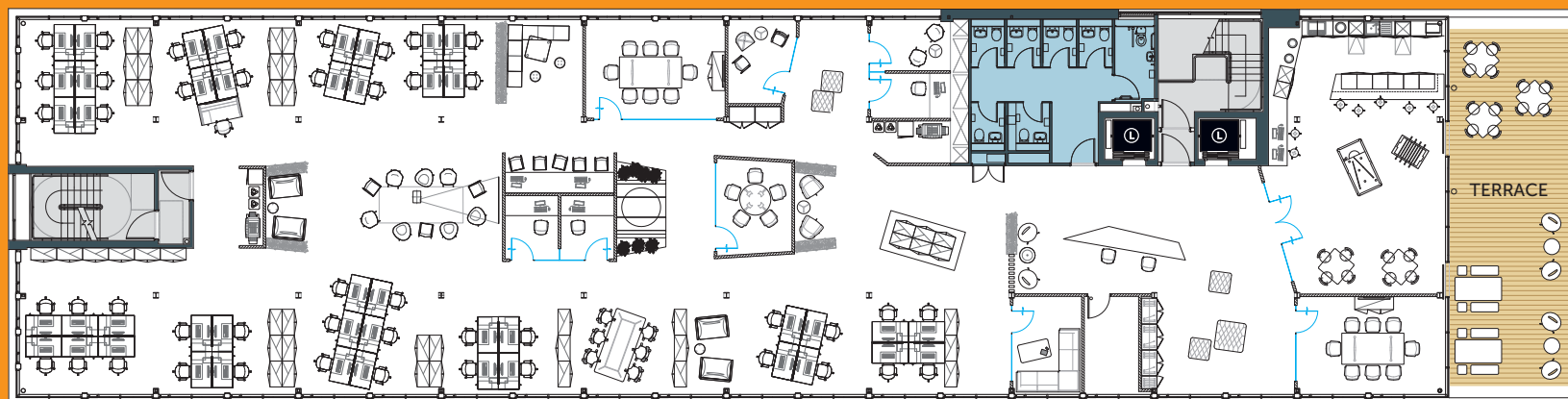
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- Teapoint
- Reception
- Waiting Area

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- 2 Print Hubs
- Post Room / Store

# CREATIVE SCHEME



FIFTH FLOOR

- 47 Workstations
- 21 Work Opportunities

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- 2 Focus Rooms
- 1 1-2-1 Room
- 1 Informal Meet
- 1 3-Person Meeting Room
- 1 5-Person Meeting Room
- 1 8-Person Meeting Room
- Project Spaces

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- Teapoint
- Reception

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- 2 Print Hubs
- Post Room / Store

# IN DETAIL

## GENERAL DESIGN

### Floor to soffit height

1st-2nd floor: 2.7 m  
3rd-5th floor: 2.8 m

### Structural grid

Floors have clear spans of between 5.5 m and 3.8 m

### Floor loadings

2.5 kN/m<sup>2</sup> + 1.0 kN/m<sup>2</sup>

### Means of escape

Design density for means of escape is 1:6 m<sup>2</sup>

### WC design density

Unisex toilets at a density of 1:8 m<sup>2</sup> per person.  
Each floor provides 1 unisex disabled WC.

## VEHICULAR ACCESS PROVISION

The building's car park is accessed from Alexandra Terrace.

### Bicycle parking

44 secure bicycle spaces at ground level.

### Shower and changing facilities

Facilities are provided, including a unisex disabled shower.  
There are also lockers and a drying room.

## VERTICAL TRANSPORTATION

### Lift design density

Lifts to all office floors are BCO compliant at a density of 1:8 m<sup>2</sup> per person.

### Lifts

1 x 10 person 800kg  
1 x 8 person 630kg

## INTERNAL FINISHES

### Entrance hall and reception

The reception space comprises of a generous height entrance hall leading to the lifts.

The interior of the reception is finished with natural limestone floors and contemporary feature walls.

### Offices

The offices are completed to Category A specification include:

- Metal tiled raised access floor
- Typical office raised floor of 100mm
- Exposed steel beams
- Exposed services
- High efficiency up and down lighting
- Painted monolithic ceilings
- Plasterboard down stand perimeters
- White emulsion painted internal walls

The building utilises an exposed structure and services strategy that delivers a contemporary office environment.

## ELECTRICAL SERVICES

### Electrical supply

The building has a 500 kVa low voltage power supply.

Lighting 12W per m<sup>2</sup>

Small power 25W per m<sup>2</sup> diversified to 15W per m<sup>2</sup> for building demand.

### Fire detection

The building is provided with a fire alarm system compliant with BS 5839.

### Security

CCTV within the ground floor entrance and car parking areas.

## MECHANICAL SERVICES

### Comfort cooling and heating

The office areas are provided with air source heat pump heating and cooling.

### Occupancy

1 person per 8 m<sup>2</sup>

### Fresh air

Provided by way of openable windows.

### Internal temperatures

Summer internal temperature (office floors)

24°C +/- 2°C

Winter internal temperature (office floors)

20°C +/- 2°C

Circulation space 18°C minimum

## Tenant plant & risers

The building is provided with tenant roof plant and riser space to accommodate the tenant fit out.

## SUSTAINABILITY

The scheme will achieve a BREEAM 'Very Good' rating.

### Energy saving measures include:

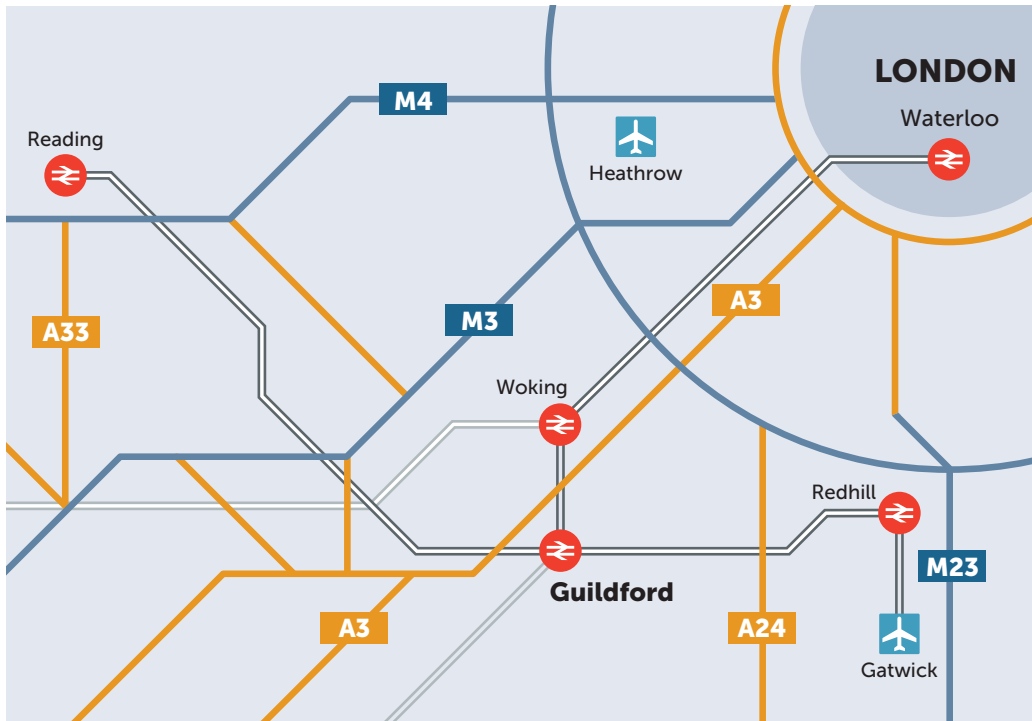
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- Air source heat pump cooling and heating
- Low water use fittings
- Low energy LED lighting

# LOCATION

ONE OF GUILDFORD'S MANY ADVANTAGES IS ACCESSIBILITY.

THE TOWN LIES JUST 35 MILES SOUTH WEST OF LONDON AND WITHIN EASY REACH OF HEATHROW AND GATWICK.

TRAINS RUN APPROXIMATELY EVERY 15 MINUTES BETWEEN GUILDFORD AND LONDON WATERLOO, WITH A FASTEST JOURNEY TIME OF 38 MINUTES.



**1**  
mile to the A3  
in both directions



**10**  
minutes to Guildford  
mainline railway station



**38**  
minutes to London  
Waterloo



Total travel time: 48 mins

**40**  
minutes by train  
to Gatwick



**5**  
minutes to London  
Road railway station



**50**  
minutes to London  
Waterloo



Total travel time: 55 mins


**35**  
minutes to  
Reading



**36**  
minutes drive to  
Heathrow



**10**  
miles to the M25  
junction 10



**10**  
minutes to  
The Friary bus station





AMENITIES

- 1 Guildford Harbour Hotel**  
4 star. Jetty restaurant, Long Bar, spa & gym, conference & meeting facilities
- 2 Mandolay Hotel**  
3 star. Restaurant, bar, conference facilities
- 3 G Live** Entertainment venue, conference hall, restaurant
- 4 Yvonne Arnaud Theatre**  
Leading regional theatre. Conference facilities, restaurant

EAT & DRINK

- 5 Rumwong**
- 6 The Jetty**
- 7 Esquires**
- 8 Pizza Express**
- 9 CAU**
- 10 Zizzi**
- 11 Giraffe**
- 12 Starbucks**
- 13 Sushi Nara**
- 14 All Bar One**
- 15 Jamie's**
- 16 Wagamama**
- 17 Komo**
- 18 La Casita**
- 19 Giggling Squid**
- 20 Côte Bistro**
- 21 Bill's**
- 22 Positano**
- 23 Ivy Castle View**
- 24 The March Hare**
- 25 Blue Sardinia**

**SATNAV GU1 3BS**

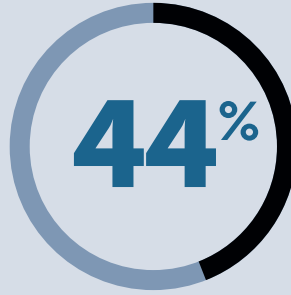
# SMART

GUILDFORD IS A VIBRANT AND PROSPEROUS TOWN – ONE OF THE KEY COMMERCIAL CENTRES IN THE SOUTH EAST OF ENGLAND, MAKING IT HIGHLY ATTRACTIVE TO BUSINESS.

GUILDFORD'S STRENGTHS IN ACADEMIA, INNOVATION AND CONNECTIVITY HAS ATTRACTED A GROWING NUMBER OF PROFESSIONAL AND CREATIVE BUSINESSES.

IT IS ALSO HOST TO AN EXPANDING CLUSTER OF HIGHLY REGARDED GAMING COMPANIES – TO THE EXTENT THAT GUILDFORD HAS BEEN CALLED "THE HOLLYWOOD OF GAMING".

IT'S A SMART PLACE TO BE.



of employees working in Guildford have a degree or higher educational qualification (ONS).



of businesses in the Guildford area are knowledge-based (SCC).



of Surrey University graduates are in employment after six months (HESA 2017).



Guildford ranks as the 4th most highly educated town in the UK (UK VITALITY INDEX 2018).

## 5G is coming.

The University of Surrey's internationally recognised 5G Innovation Centre is unrivalled in the world for its scale and technology. Its membership of 26 corporates and 42 SMEs make it the largest industry grouping of its kind in the world, and a powerful magnet for inward investment.



**THE TIMES &  
SUNDAY TIMES  
UNIVERSITY  
OF THE YEAR  
2016.**



UNIVERSITY OF  
SURREY

GUILDFORD IS HOME TO THE  
**UNIVERSITY OF LAW** – ONE OF THE BIGGEST  
AND MOST HIGHLY REGARDED LAW SCHOOLS  
IN THE UK AND TO THE  
**ACADEMY OF CONTEMPORARY MUSIC**  
– A WORLD LEADER IN MUSIC  
INDUSTRY EDUCATION.

6th

In 2017 Guildford ranked as the  
6th most productive town or city  
in the UK. UK VITALITY INDEX 2017

”

Guildford’s reputation  
as a major technology  
and games hub is  
paramount. We have  
a thriving games  
community, with over  
60 studios and more  
than 1,000 employees,  
and local studios  
making games which  
are enjoyed by millions  
of people worldwide

“

Nick Hurley, Partner  
Charles Russell Speechlys



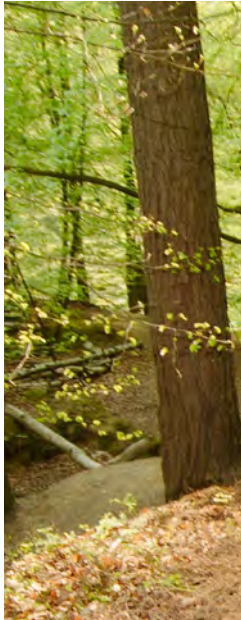
**BUSINESS IN GUILDFORD INCLUDES**



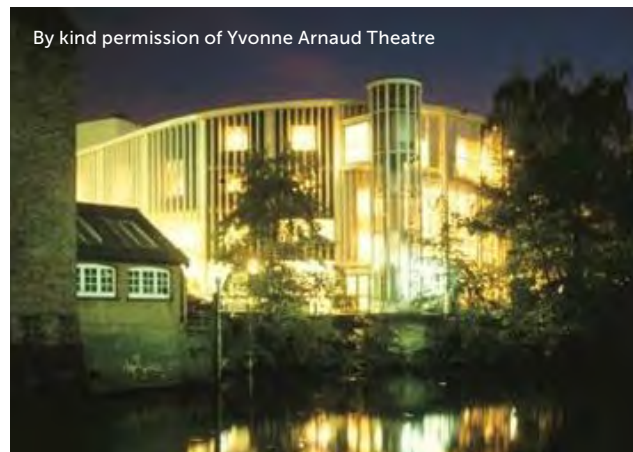
# & VIBRANT



By kind permission of Komo





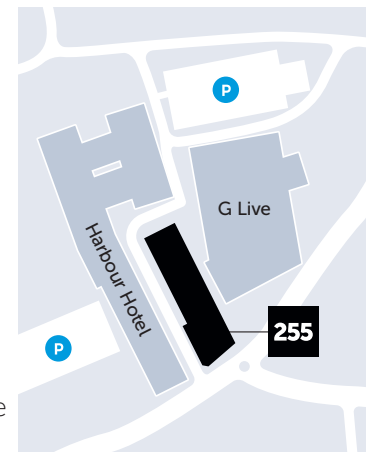


By kind permission of G Live

By kind permission of Yvonne Arnaud Theatre

255 High Street is well located at the top of Guildford High Street and faces the four star **Harbour Hotel**, which offers a wide range of facilities – from fine dining to gym, bars, spa and conference space.

Immediately adjacent is **G Live**, a state of the art entertainment, conference and hospitality venue.



# SATNAV GU1 3BS



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A DEVELOPMENT BY



## BELTANE

[WWW.BELTANEGLOBAL.COM](http://WWW.BELTANEGLOBAL.COM)



RBOUR  
HOTEL

the jerry

LONG  
BAR

238 HIGH STREET

STREET



[www.255highstreet.com](http://www.255highstreet.com)

