

THE PRIESTLEY BUILDING

10 PRIESTLEY ROAD, SURREY RESEARCH PARK, GUILDFORD, GU2 7XY

5,676-36,351 SQ FT OF OFFICE AND LAB-ENABLED SPACE

AVAILABLE Q1 2024



SPACES DESIGNED WITH YOU IN MIND

The Priestley Building is a Net Zero re-development by British Land which will deliver 90,000 sq ft of highly sustainable, energy efficient office and lab-enabled space in Q1 2024. Located at the front of Surrey Research Park, the building is targeting BREEAM Excellent, EPC A and will offer a substantial bike, shower and fitness offer. The Priestley Building has an unrivalled car parking ratio of 1:206 sq ft.





JOIN A THRIVING COMMUNITY

Surrey Research Park is a major centre of excellence in technology, science, health and engineering for all sizes of business from start-ups to multinationals. The park is home to 203 companies employing over 4,500 staff.



SPACE TO BREATHE



Surrey Research Park, set in 70 acres of green landscaped grounds including two lakes, provides an attractive environment for business to thrive and grow. Grab a coffee or a bite to eat at Hub On The Park or go for a lunchtime run. The Park offers a tranquil environment for all those based on it, also benefiting from great connections and minutes from a vibrant town centre.



Photovoltaic Panels
Target 18% of power from PV panels



Ultra Low Embodied Carbon
Retaining structure and envelope; this includes the windows, external walls and roof tiles



EPC
Rating 'A'



Net Zero
at Completion

WELLNESS & SUSTAINABILITY



Bicycle Storage
74 bicycle racks onsite



Excellent Facilities
Showers & changing rooms



Personal Lockers
74 lockers on the basement level



Fitness Room
for sports and wellness activities



Green Space
70 acres of landscaped grounds



INDICATIVE



BREEAM
Targeting Rating 'Excellent'



All Electricity from Certified Renewable Sources
All space heating/cooling and hot water from electric sources



438 parking spaces (1:206 sq ft)



Reception extended to include double height space



Photovoltaic roof panels

EXCEPTIONAL SPECIFICATION



VRF Heating and Cooling



2.75 - 4.2m floor to ceiling height

SUMMARY SPECIFICATION

Building Specification

Office floorplates delivered to a Cat A specification on the 1st floor

Hybrid Variable Refrigerant Volume (HVRF) heating & cooling systems via soffit mounted fan coil units

First floor - Floor to ceiling 2.75m height

Localised Electric water heaters

Amenities

74 cycle spaces

Shower and changing facilities within the basement level

74 lockers within the basement level

438 Car Parking Spaces 1:206 sq. ft

Electrical Vehicle charging points

External landscaping with outdoor seating

Fitness Studio

Sustainability

Low embodied carbon being offset to be net zero on completion

EPC - A

Target BREEAM Excellent

Extensive cycle and shower facilities

Photovoltaics roof panels providing 150kva

Energy efficient LED Lighting

Use of materials with environmental product declarations, EU Eco labels and recycled content



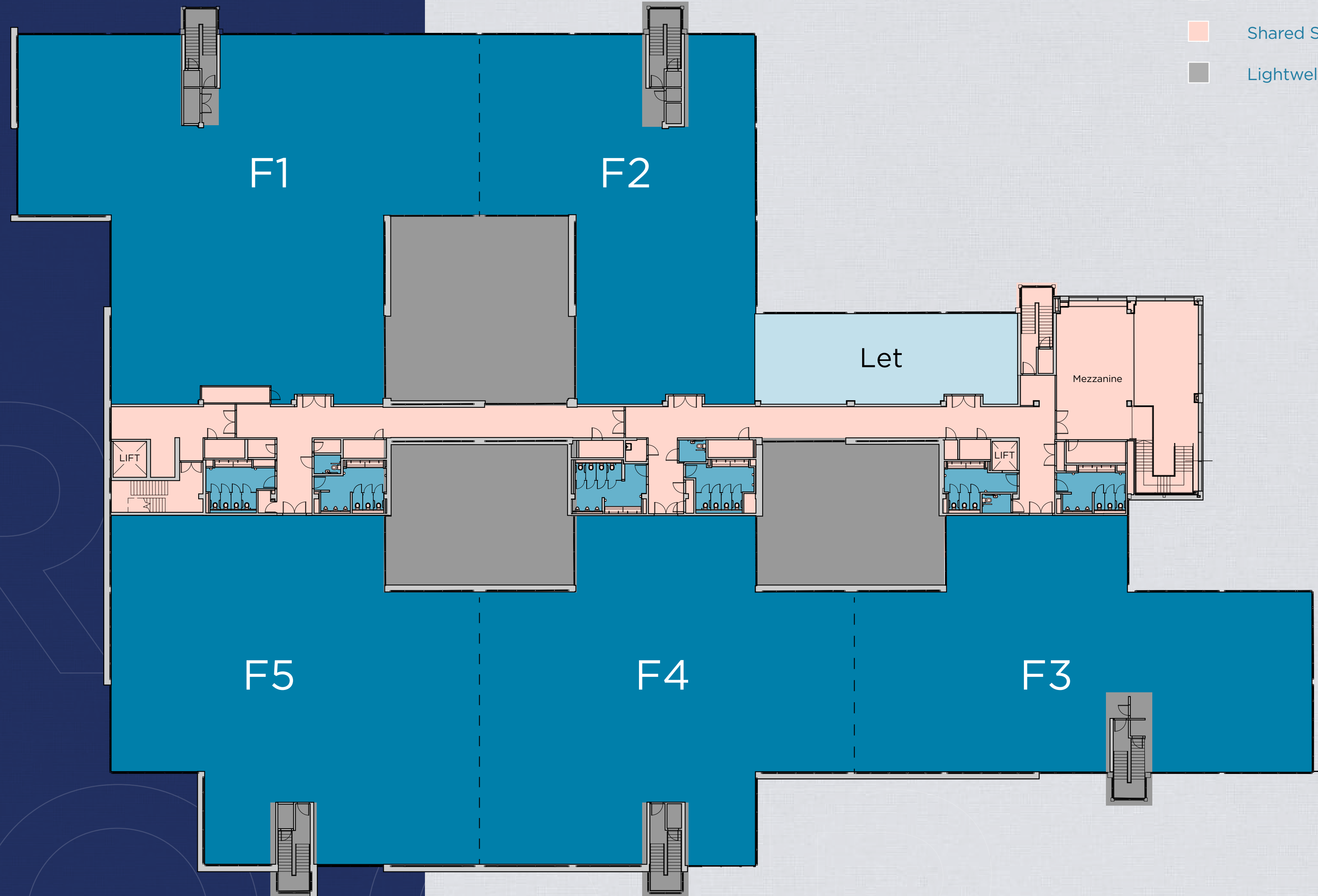
A WELCOMING RECEPTION

FITTED AROUND YOU



FIRST FLOOR

- Office Space
- WC's / Showers
- Shared Space
- Lightwell

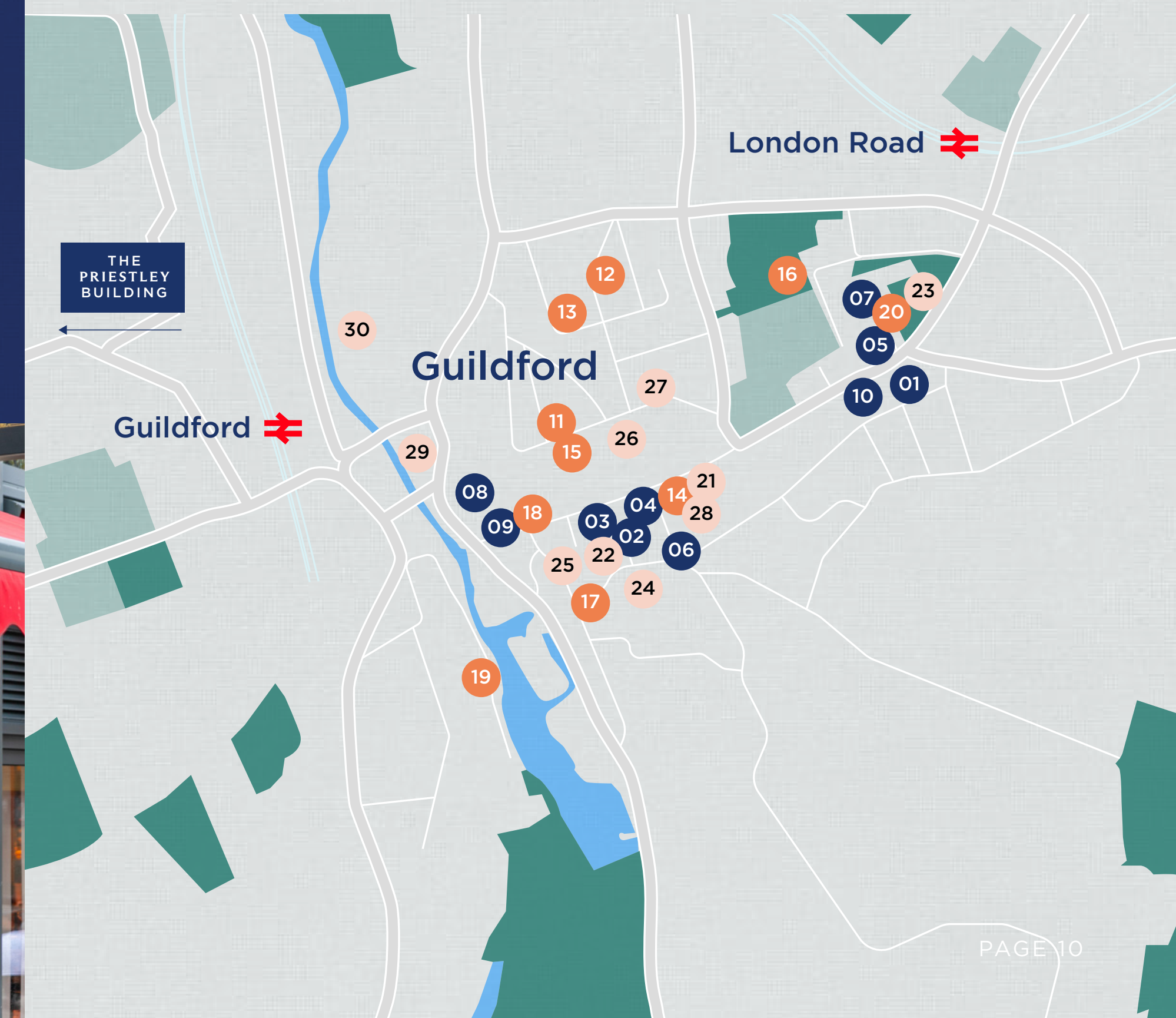


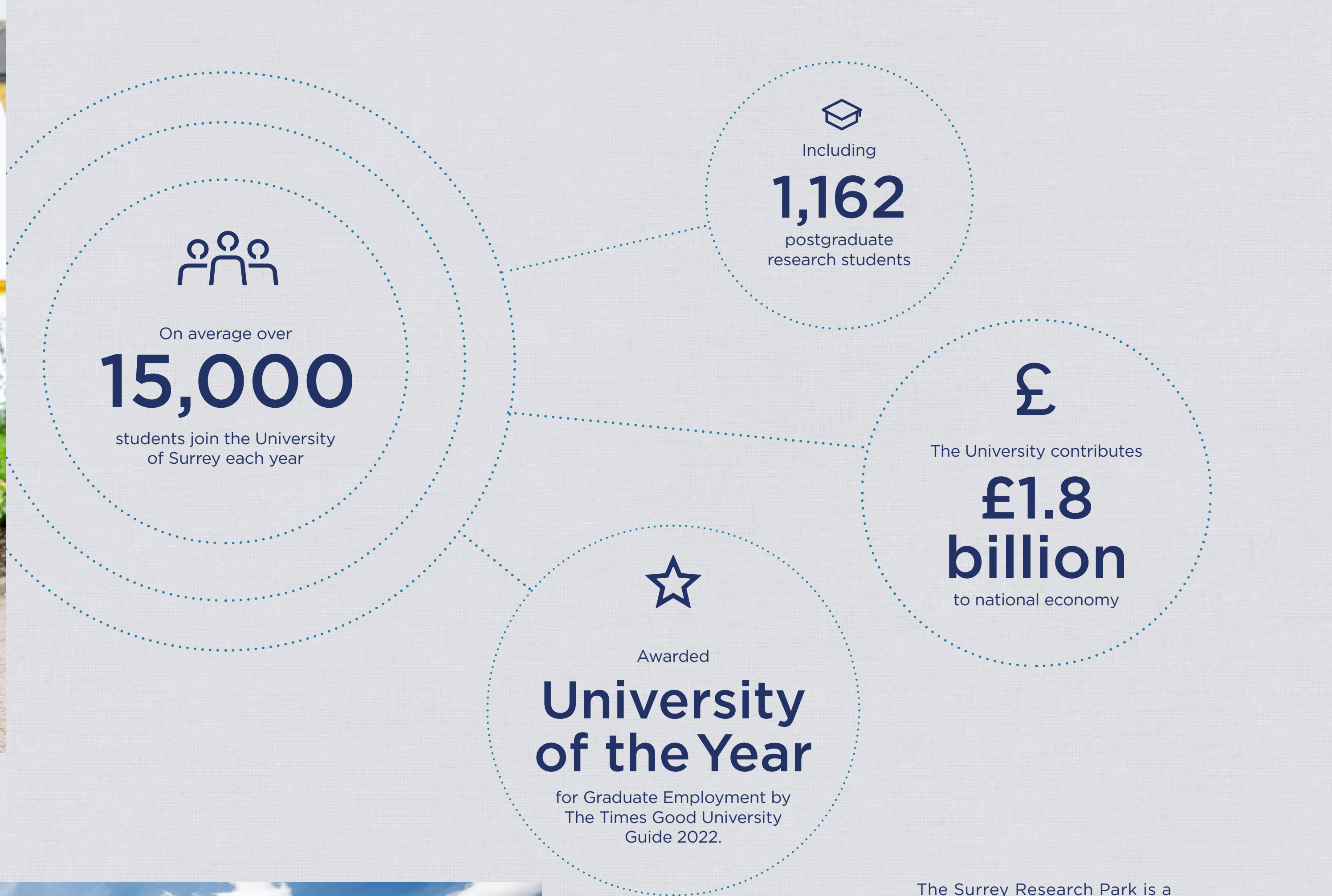
UNIT	SIZE SQ FT	SQ M	Availability
F1	9,127	848	Available
F2	5,676	527	Available
F3	6,598	613	Available
F4	7,244	673	Available
F5	7,706	716	Available
Total	36,351	3,377	



YOUR LOCAL AREA

- | ● EAT | ● DRINK | ● PLAY |
|--------------------------|----------------------|--------------------------|
| 01 Carmona | 11 All Bar One | 21 BOSS |
| 02 Giggling Squid | 12 Canopy Coffee | 22 Field of Fitness |
| 03 La Casita | 13 Cocco Patisserie | 23 G Live |
| 04 Positano | 14 Cosy Club | 24 Guildford Castle |
| 05 Pizza Express | 15 Pret A Manager | 25 Guildford High Street |
| 06 The Ivy Asia | 16 The Hideaway Cafe | 26 1Sculpt Fitness |
| 07 The Long Flat & Grill | 17 The Kings Head | 27 MASK Personal Trainer |
| 08 Tortilla | 18 Starbucks | 28 Molton Brown |
| 09 Wagamama | 19 The Britannia | 29 The Electric Theatre |
| 10 Zizzi's | 20 The Long Bar | 30 Odeon Cinema |





Surrey Research Park hosts a vibrant community of cluster sectors that collaborate and inspire to make a difference'

- from SRP website



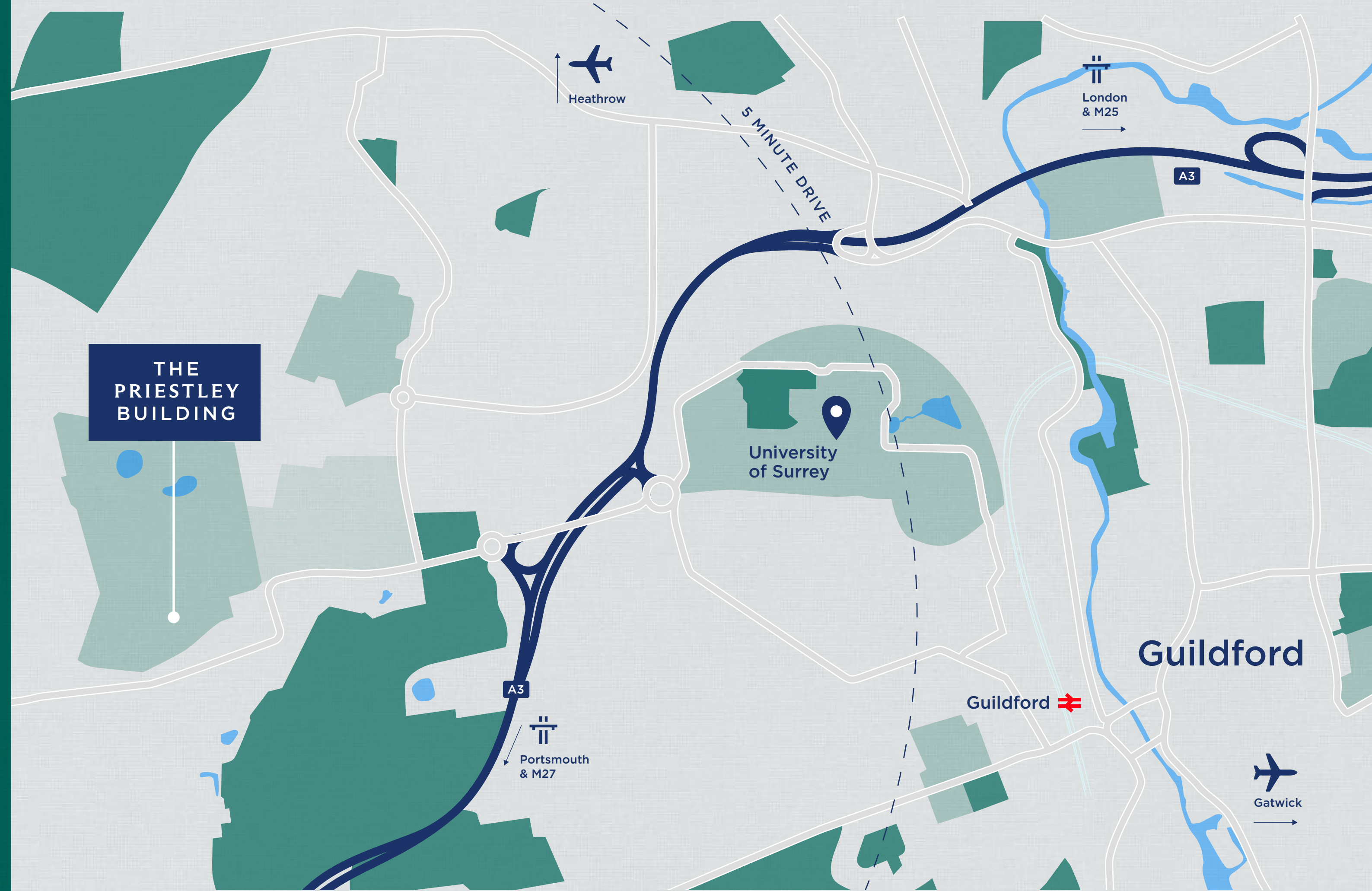
The Surrey Research Park is a University of Surrey Enterprise and offers a wide range of support for the development of research and innovation excellence.

The 203 companies within The Surrey Research Park are responsible for 10% of Guildford's economy and 19% of these hired a graduate in the last year.

ACCESS FROM ALL ANGLES

Surrey Research Park is conveniently located just 10 miles south west of Junction 10 of the M25 via A3, providing excellent access to and from The Priestley Building, just 2 miles from Guildford Train Station and a 30 minute train journey into London Waterloo, with four trains running per hour.

Easy access to international airports with two trains an hour running to Gatwick and a 24 hour coach service from Guildford station to Heathrow Airport. Stagecoach buses run a frequent service between Surrey Research Park, Guildford Town Centre and Train Station.

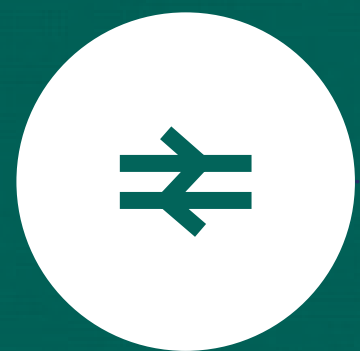


HEATHROW AIRPORT

27
MINS

GATWICK AIRPORT

27
MINS

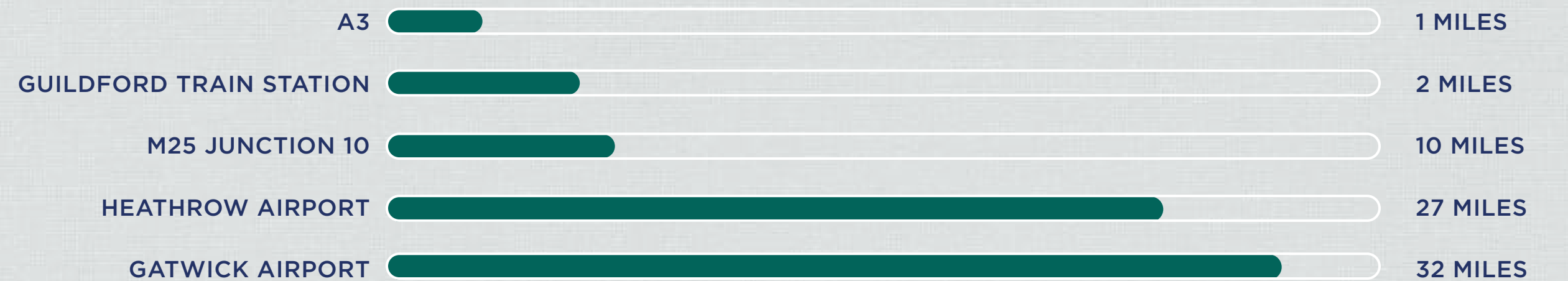


LONDON WATERLOO

30
MINS

READING STATION

48
MINS



GET IN TOUCH



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Designed by Studio185.london January 2024. thepriestleybuilding.com