



# Building Two

Where science, technology  
and commerce meet

Only 13,810 sq ft remaining

  
Guildford  
Business Park



## **Inspire. Ideas.**

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





## Exceptional. Welcome.

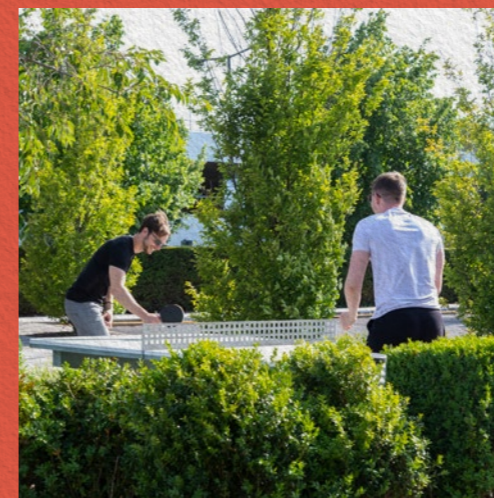
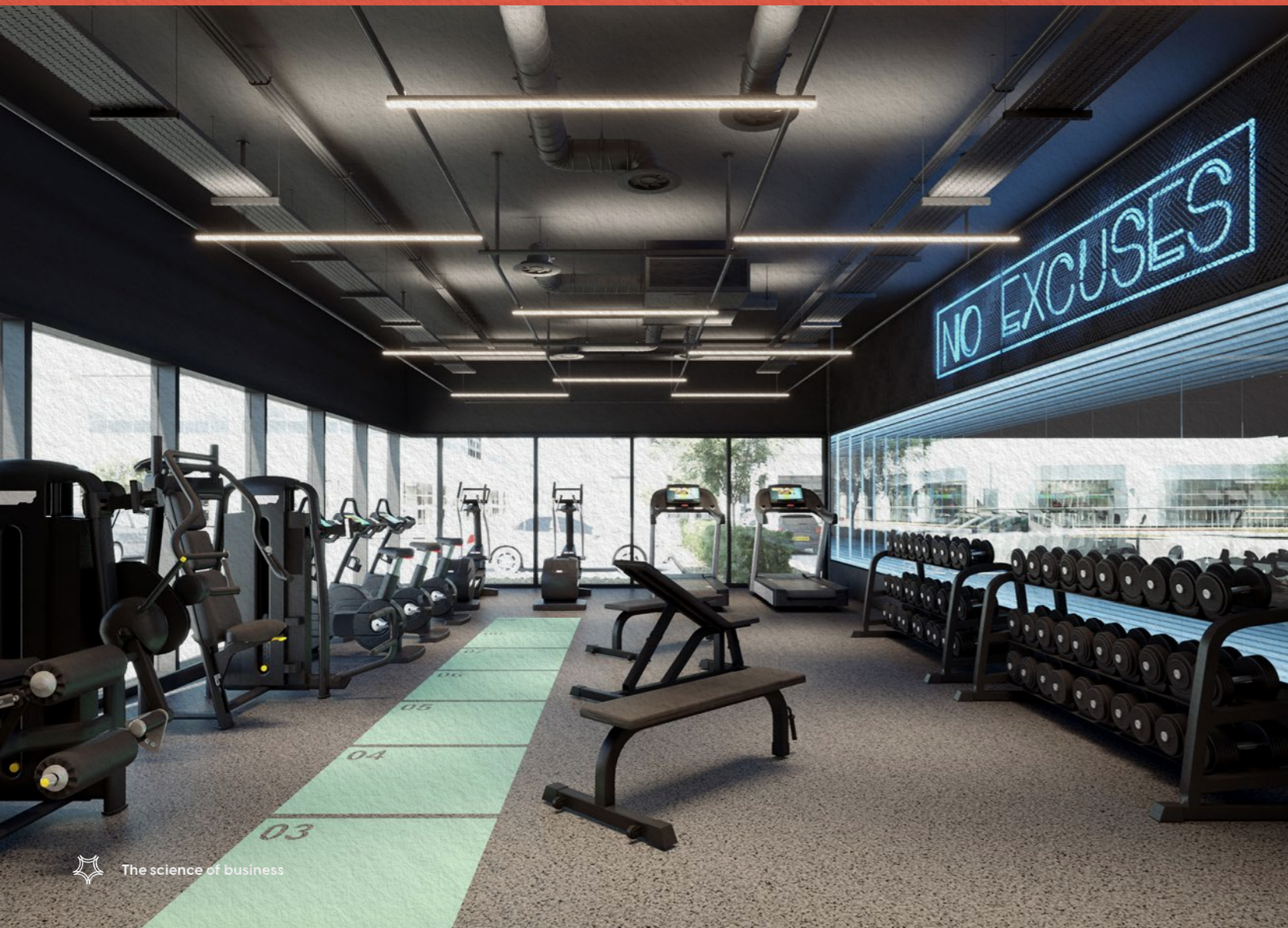
The soaring, welcoming reception space sets the tone for everything that follows.





# 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.

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



# 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.

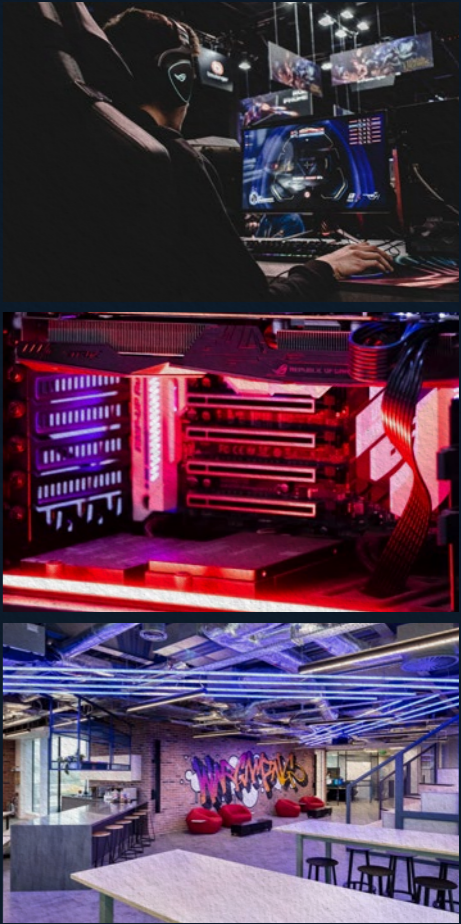
The town is home to a large number of international and national occupiers including BAE Systems, Avaya, Allianz Insurance, BOC, Colgate-Palmolive, RSM, Wargaming and Electronic Arts. In addition, the University of Surrey, with its leading fields of engineering and science, attract and foster a huge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

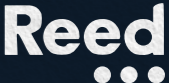
Guildford is a key global hub of the video gaming industry. Hailed as 'the Hollywood of video games,' the city is home to more than 70 game studios, and around 3,000 of the most skilled programmers in the world.

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:



# The Buildings

University of Surrey

Caffè Kix

Building 4

Building 3  
Enstar  
Signify

Building 2  
Wargaming UK LTD  
Regus  
Barnett Waddingham  
Reed

Building 1B  
Colgate-Palmolive UK

Building 1A  
DJO UK LTD  
MC2 Therapeutics

A3

\* Other suite sizes can be provided.  
All measurements are based on IPMS3

# First Floor

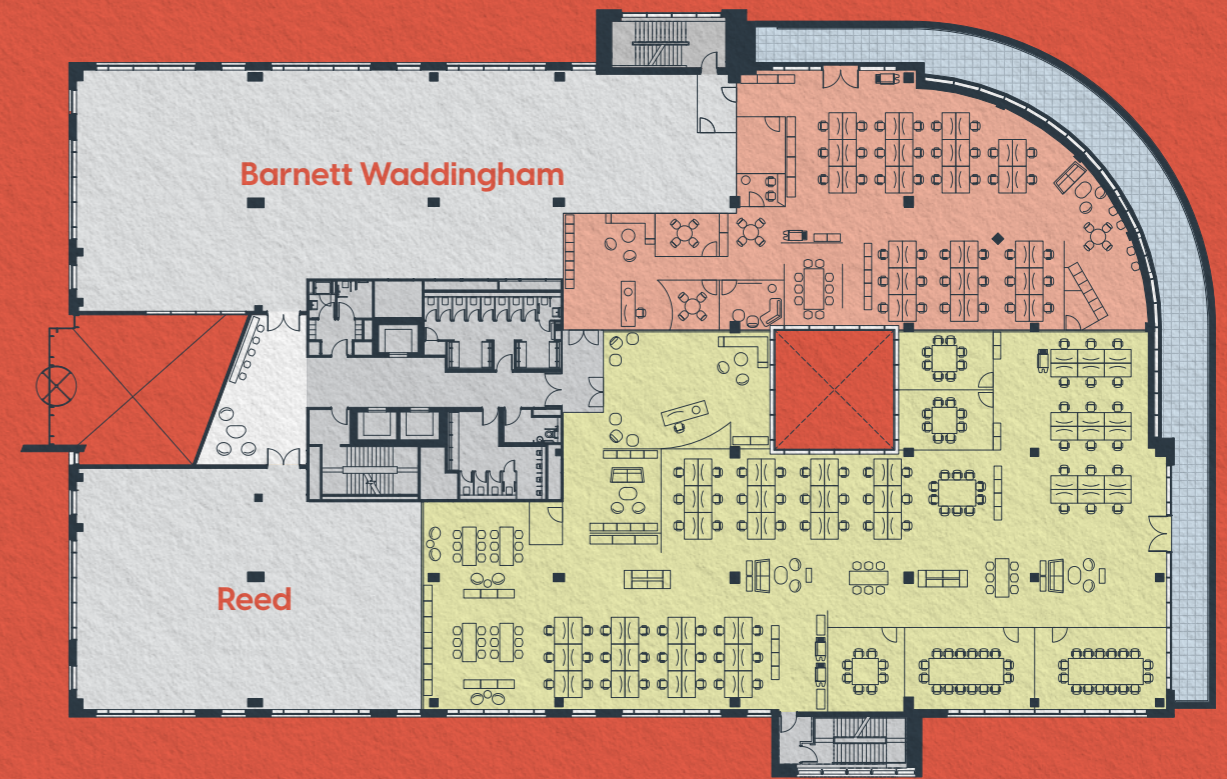
13,810 sq ft



# Space plan

Orange suite: 4,391 sq ft

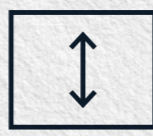
Yellow suite: 9,213 sq ft



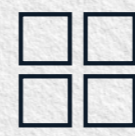
BREEAM rating of Very Good



VRV heating and cooling system



Floor-to-ceiling heights from 2.85-3m



600x600mm metal tiled ceiling grid



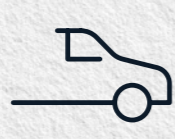
Workplace occupational density of 1:8 sq m



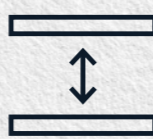
Extensive cycling and shower provisions



EPC A18



Minimum car parking ratio of 1:285 sq ft



150mm full access metal raised floor

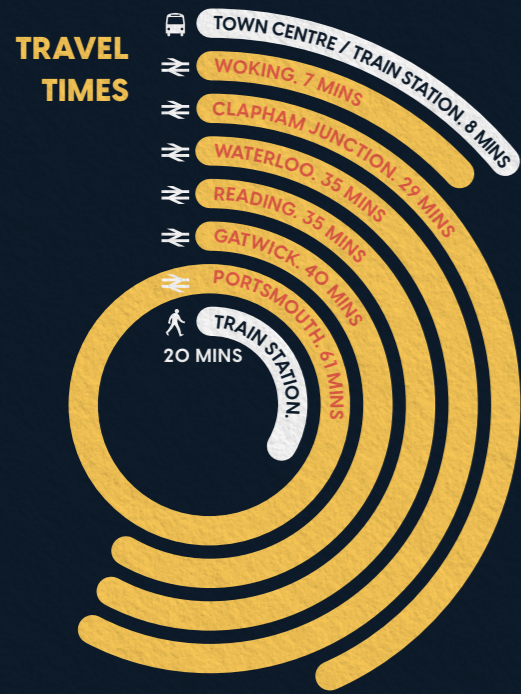


Energy efficient LED Light fittings



Male, female and accessible WC facilities on each floor





### TRAVEL DISTANCES



Source: google.co.uk

#### Shops / Leisure

- 01 The Friary Shopping Centre
  - 02 House of Fraser
  - 03 The Gym
  - 04 Ladymead Retail Park
- Retailers include:  
Argos, Carpetright,  
Furniture Village, Halfords,  
Next, Oak Furnitureland,  
Sports Direct and Tapi
- 05 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



Town Centre & Train Station  
8 minutes



London Waterloo  
35 minutes



Heathrow Airport  
31 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.



A development by

cube  
Real Estate

 PineBridge  
INVESTMENTS

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