

Building Three

Guildford Business Park



**Where science, technology
and commerce meet**

**17,860 sq ft on the ground floor
with slab-to-slab height of 4.46 metres
and loading facilities**


Guildford
Business Park



Inspire. Ideas.

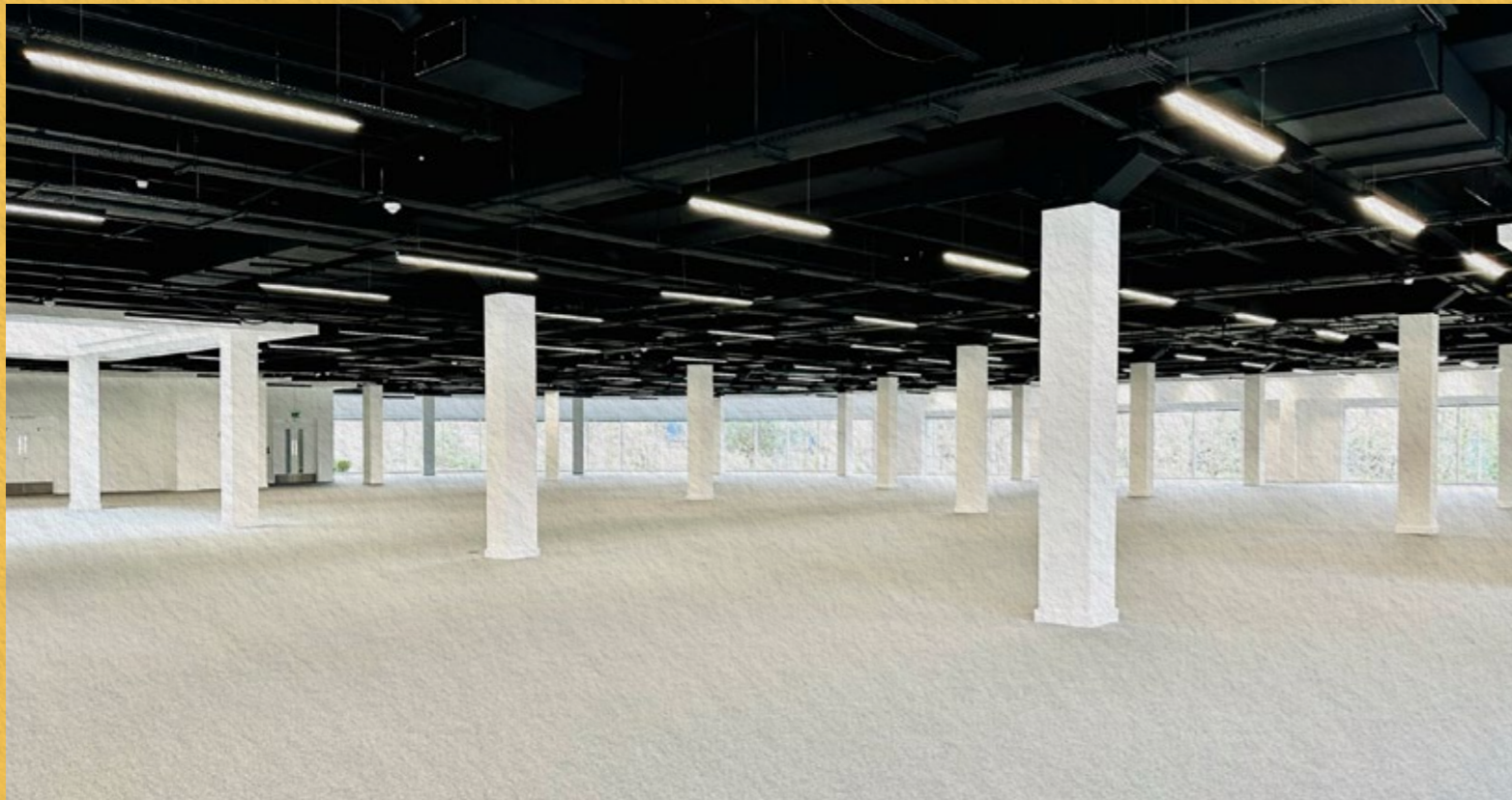
Spaces should inspire those who use them, providing an environment that stimulates ideas and connections.





Exceptional. Welcome.

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



GBP Spirit.

Fostering the ecosystem on GBP

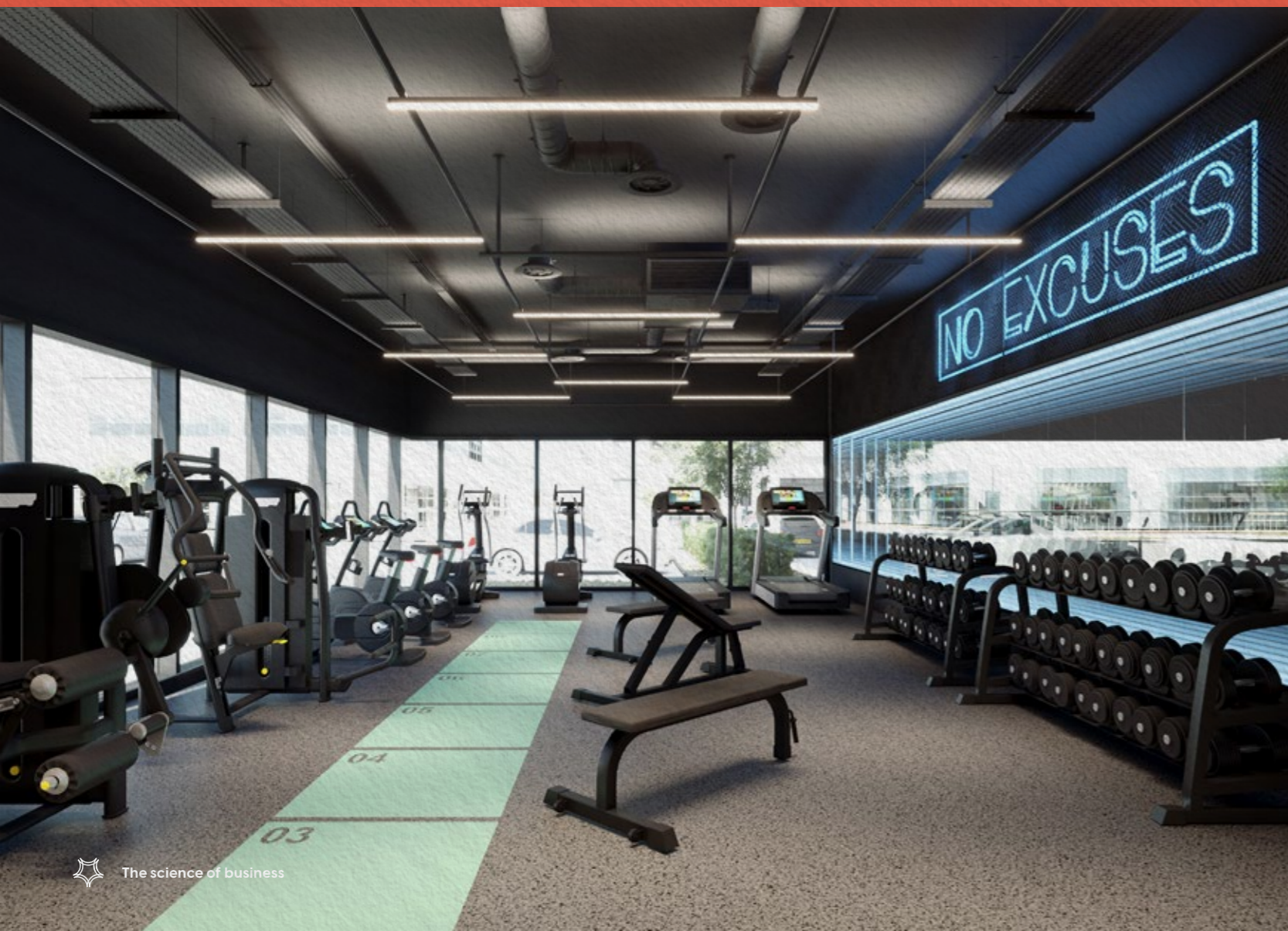
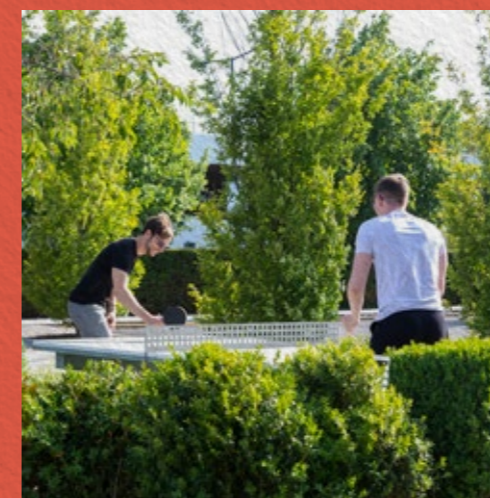
CGI images are indicative



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.



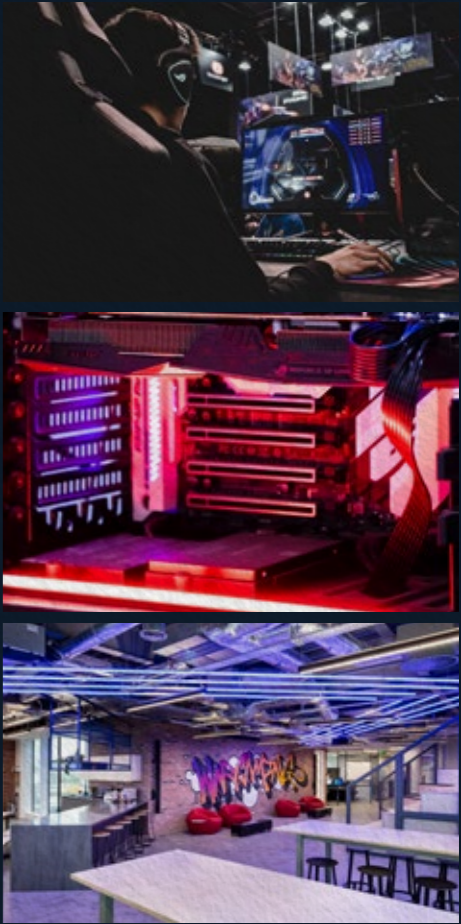
The town is home to a large number of international and national occupiers including BAE Systems, Avaya, Allianz Insurance, BOC, Colgate-Palmolive, RSM, Wargaming and Electronic Arts. In addition, the University of Surrey, with its leading fields of engineering and science, attract and foster a huge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

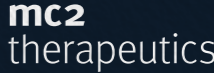
Guildford is a key global hub of the video gaming industry. Hailed as 'the Hollywood of video games,' the city is home to more than 70 game studios, and around 3,000 of the most skilled programmers in the world.

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

Ground Floor

17,860 sq ft



Potential Splits

A – 7,846 sq ft

B – 8,320 sq ft

C – 1,689 sq ft



Targeting EPC B



VRF heating and cooling system



Slab-to-slab height of 4.46m



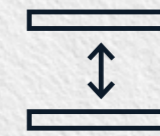
Part exposed suspended ceiling



Loading door



Car parking ration of 1:285 sq ft



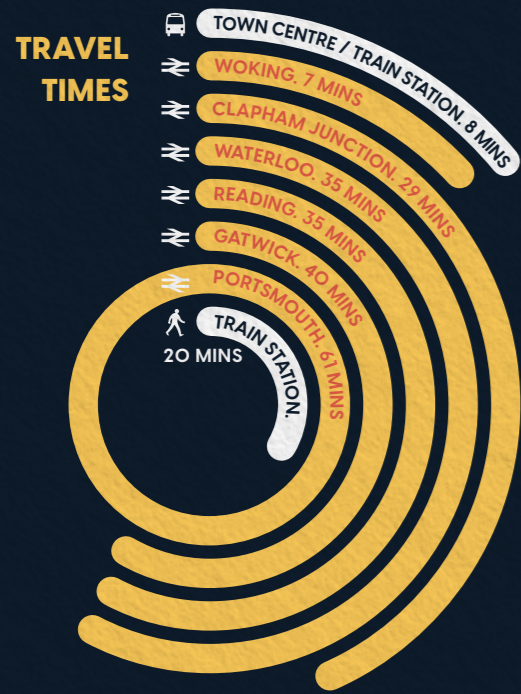
Full access raised flooring with Elec tracking



Energy efficient LED linear lighting



DDA W.C's and shower facilities



Source: google.co.uk

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|--|--|--|--|
| <h4>Shops / Leisure</h4> <ul style="list-style-type: none"> 01 The Friary Shopping Centre 02 House of Fraser 03 The Gym 04 Ladymead Retail Park <p>Retailers include: Argos, Carpetright, Furniture Village, Halfords, Next, Oak Furnitureland, Sports Direct and Tapi</p> <ul style="list-style-type: none"> 05 Tunsgate Quarter Shopping Centre | <h4>Restaurants / Cafés</h4> <ul style="list-style-type: none"> 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 | <h4>Bars</h4> <ul style="list-style-type: none"> 01 The Boilerroom Music Venue & Bar 02 Three Pigeons 03 The Drummond 04 All Bar One 05 Five & Lime Bar | <h4>Entertainment</h4> <ul style="list-style-type: none"> 01 The Electric Theatre 02 Odeon Cinema 03 G Live Theatre 04 Guildford Spectrum Leisure Centre 05 Yvonne Arnaud Theatre |
| <h4>Hotels</h4> <ul style="list-style-type: none"> 01 Guildford Harbour Hotel 02 Premier Inn 03 Travelodge | | | <h4>Points of Interest</h4> <ul style="list-style-type: none"> 01 Guildford Museum 02 Guildford Castle |

- Town Centre & Train Station
8 minutes
- London Waterloo
35 minutes
- Heathrow Airport
31 minutes
- Gatwick Airport
40 minutes

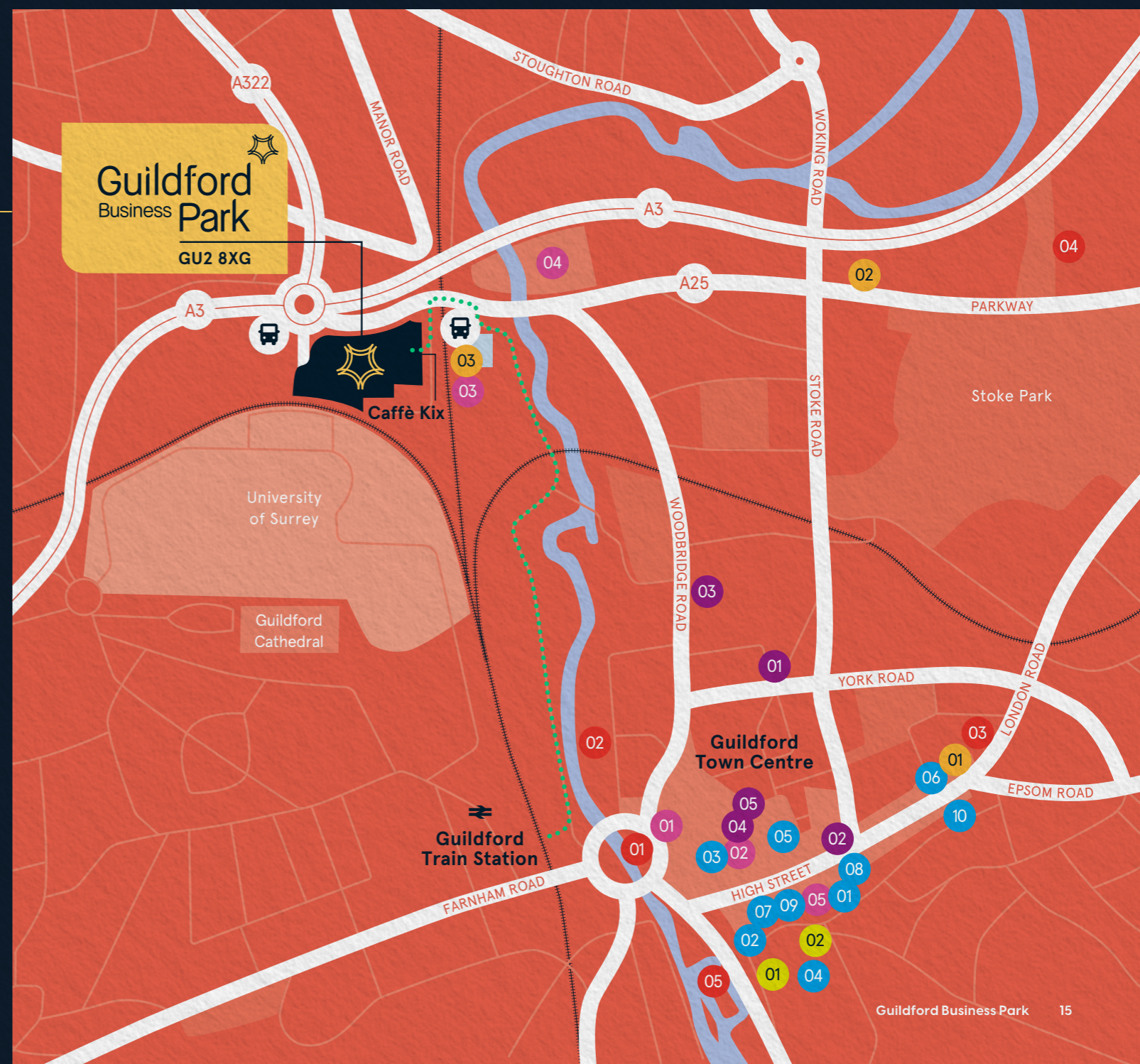
Escape Velocity. Get to where you're going at speed.

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.





guildfordbusinesspark.com

A development by

cube
Real Estate

 **PineBridge**
INVESTMENTS

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