

**BISHOPS
M/HARF**

GULLBORD

ONLY 1,679 SQ FT REMAINING

Grade A refurbished offices available

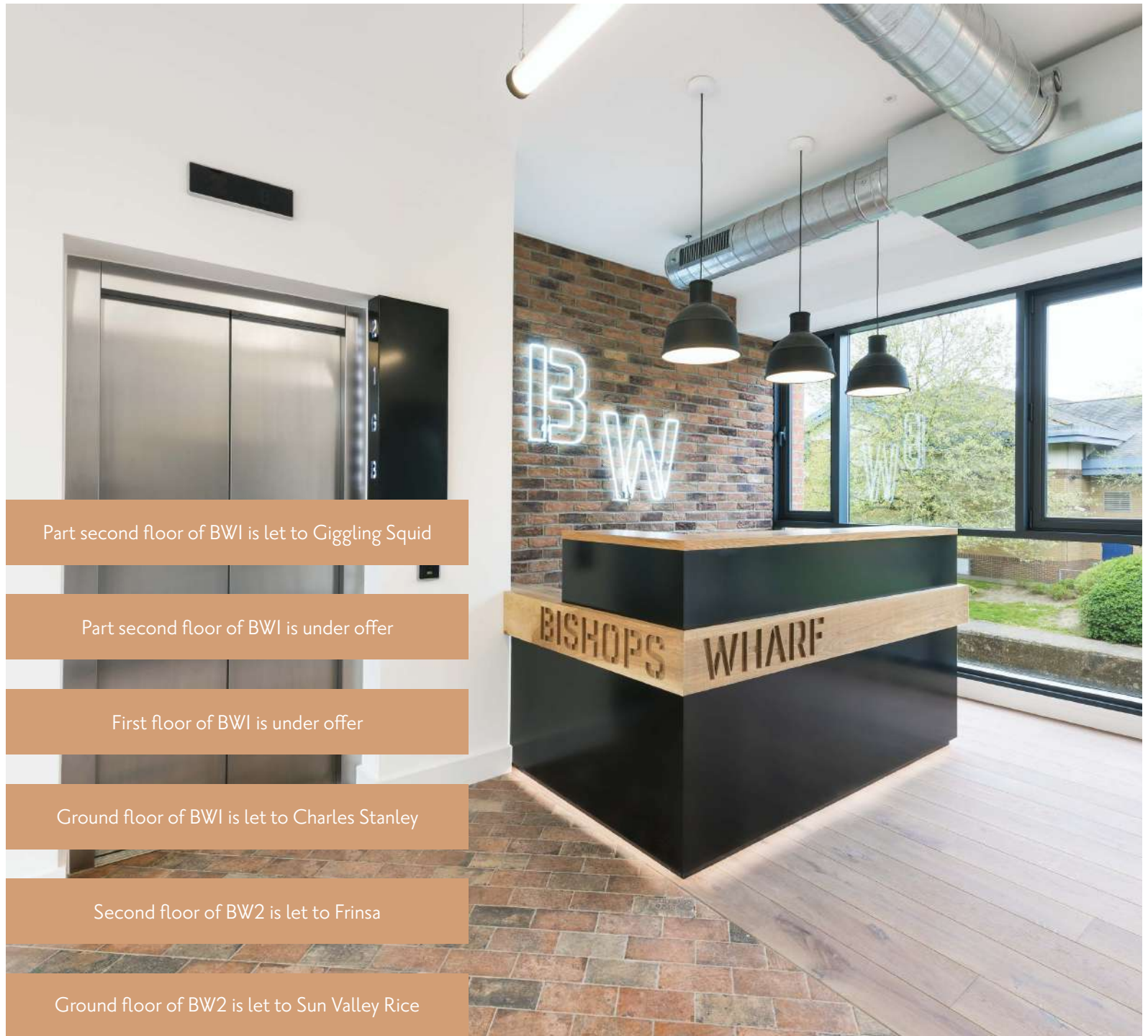
Bishops Wharf combines high quality design with a unique location, opposite Guildford train station, overlooking the River Wey and within walking distance of the town centre with its wide range of amenities.

Bishops Wharf comprises two contemporary grade A office buildings with exposed services over ground and two upper floors and secure basement parking.

Bishops Wharf 1 is all either let or under offer, whilst 1,679 sq ft is available on the first floor of Bishops Wharf 2.

There are 2 parking spaces remaining with Bishops Wharf 2 (1:950 sq ft).

1,679 sq ft to let



Part second floor of BW1 is let to Giggling Squid

Part second floor of BW1 is under offer

First floor of BW1 is under offer

Ground floor of BW1 is let to Charles Stanley

Second floor of BW2 is let to Frinsa

Ground floor of BW2 is let to Sun Valley Rice

CONTEMPORARY DESIGN



SPECIFICATION

The buildings have been fully refurbished to provide Grade A contemporary office space which benefits from:

- New VRF air conditioning with exposed services and fresh air ventilation
- Suspended LED feature lighting
- Raised floors
- New receptions
- New toilets
- New lifts
- Basement showers and disabled wet room
- External courtyard and terraces overlooking the River Wey
- Access control system and secure parking with electric gates
- EPC B



IN THE AREA

Bishops Wharf is situated in the town centre overlooking the River Wey and immediately opposite Guildford's train station. The property is within walking distance of Guildford's pubs, restaurants and shops.

- 1 Punter Southall
- 2 Stackhouse Poland
- 3 Highways England
- 4 Electronic Arts
- 5 Smith & Williamson
- 6 Semafone
- 7 Stevens & Bolton LLP
- 8 Media Molecule/Sony Interactive
- 9 Ubisoft
- 10 Barclays Bank



STREET

LOCATION

Guildford benefits from excellent rail links with frequent services to London Waterloo with a fastest journey time of 36 minutes. There is also a regular service linking Guildford to Gatwick Airport (38 mins) and Reading (31 mins).

CONNECTIONS

BY CAR:	MILES
A3	1.5
M25	9
Heathrow Airport	22
Gatwick Airport	30
Central London	32

BY RAIL:	MINS
London Waterloo	36
Reading	31
Gatwick Airport	38
Heathrow Airport	49
Portsmouth	58

Fastest approximate times and distances.
Source googlemaps and thetrainline.



TRIGGER SIDE

FLOOR PLANS

Bishops Wharf 1	IPMS 3 sq ft	IPMS 3 sq m	Car park ratio sq ft
Reception	321	30	1:950
Ground Floor North - LET	1,458	135	
Ground Floor South - LET	1,498	139	
Total	3,277	304	

Bishops Wharf 2	IPMS 3 sq ft	IPMS 3 sq m	Car park ratio sq ft
Reception	163	15	1:950
Ground Floor - LET	1,371	127	
Total	1,534	142	



	IPMS 3 sq ft	IPMS 3 sq m
Reception		
First Floor North - UNDER OFFER	1,863	173
First Floor South - UNDER OFFER	2,089	194
Total	3,952	367

	IPMS 3 sq ft	IPMS 3 sq m
Courtyard 64sq ft (60 sq m)		
First Floor	1,679	156



	IPMS 3 sq ft	IPMS 3 sq m
Second Floor North	1,866	173
Second Floor South - UNDER OFFER	2,093	194
Total	3,959	367

	IPMS 3 sq ft	IPMS 3 sq m
Terrace 433 sq ft (40 sq m)		
Second Floor - LET	1,701	158



Building Total	11,188 sq ft	1,038 sq m
Current Availability	0 sq ft	0 sq m

Terrace 415 sq ft (39 sq m)		
Building Total	4,914 sq ft	456 sq m
Current Availability	1,679 sq ft	156 sq m

*Availability excludes reception and second floor south

*Availability excludes reception, ground and second floor

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