

An abstract graphic on a yellow background. It features a large red circle on the left, a smaller red circle above it, and a larger orange circle on the right. Two network-like structures are overlaid: a white one on the left and a red one on the right. The text 'The science of business' is centered in bold black font.

The science of business

Where science, technology
and commerce meet

**Welcome to the contemporary
campus for innovators,
inventors and pioneers.**

**This is a business community
dedicated to developing ideas
and shaping industries.**



The refurbished, self-contained Building 4 will provide 107,000 sq ft of Grade A, HQ-style space designed to foster collaboration and invention.

Research. Develop.

Building 4 has been created to meet the needs of today's forward-thinking, fast-growing, hyper-connected occupiers.



#01

#01 CGI: New double-height entrance

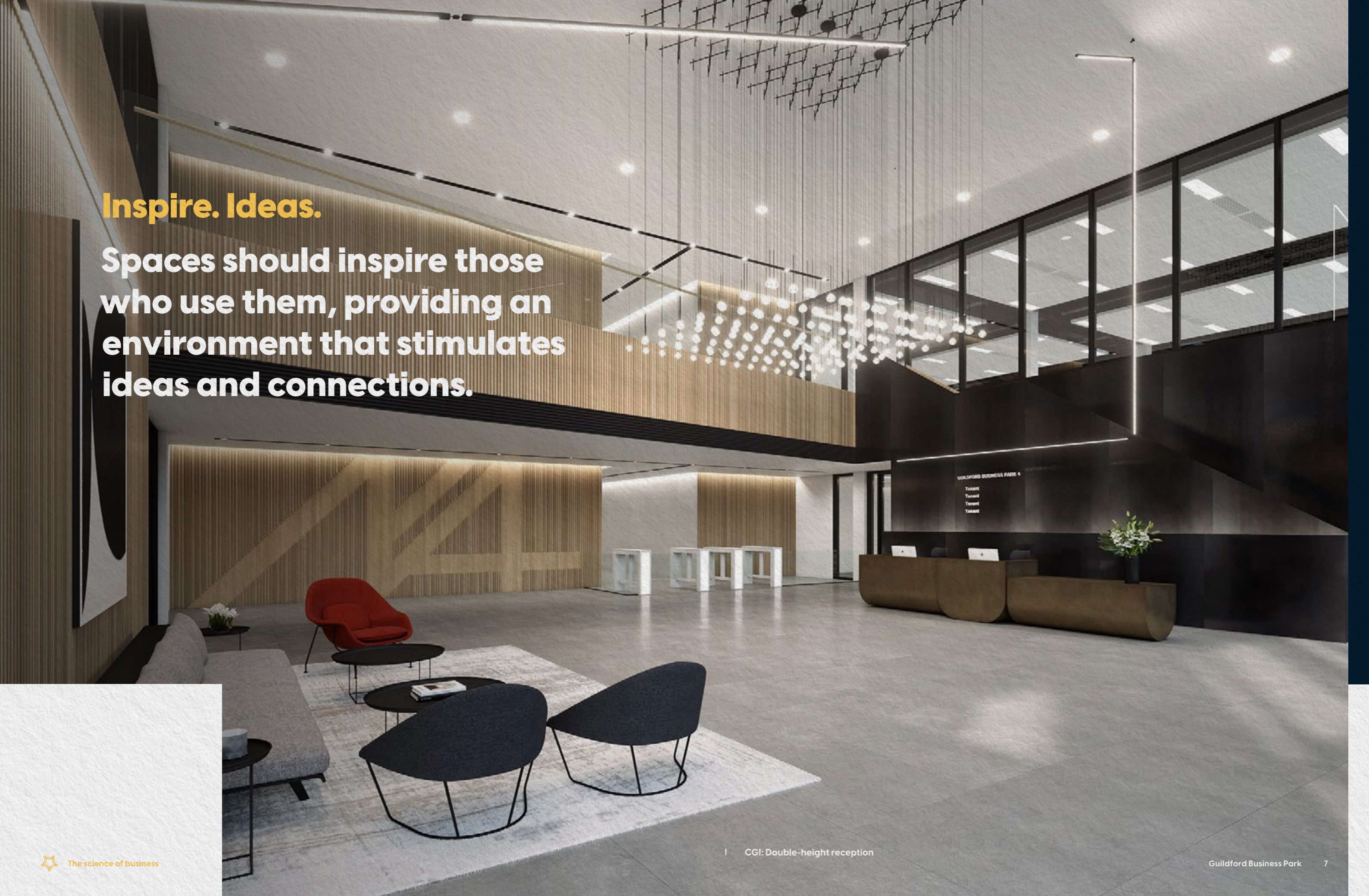
#02 CGI: Being constructed shortly, a communal cycle and shower facility further increasing the amenities on offer at Guildford Business Park



#02

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.



#01 CGI: Original artwork in reception lounge

#02 CGI: Stairs to 1st floor from reception

**Thinking
Work
Research
Innovation
Testing
Creative
Technical
Development
Lab**

Space

**With typical floors
of 29,000 sq ft**

**Top drawer
top floors.**

**Panoramic terraces
totalling over 11,800 sq ft.**

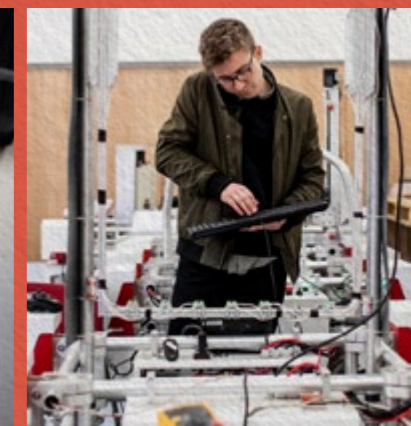
An innovation cluster.

**Connect with people
on your wavelength.**

**Explore and evolve
alongside ambitious
knowledge and
hi-tech businesses.**



**Guildford is a national leader
in fields such as machine learning,
advanced engineering and gaming.**



A lightning rod for this innovative spirit, the campus has a proven track record as fertile ground for ambitious businesses from diverse sectors.

This success has been fuelled by its direct links with academia through the University of Surrey which is adjacent to the site.

**MC2 Therapeutics has recently moved
to the park to create their new research
and development laboratory**

A meeting of minds.

Taking a thoughtful approach to creating a happy, healthy and productive community.

Well thought-out lifestyle opportunities for all tenants.



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.



Hop on. Hop off.

The smarter way to travel to work.

GBP operates a shuttle bus service specifically for GBP employees between Guildford railway station, the town centre and the business park.

Planning permission was recently granted for the construction of a new walkway bridge across the railway line and in to the university campus which will bring the town centre within easy walking distance.



Guildford Business Park Shuttle Bus

Buses run every 10 minutes from 7.30 am to 6.00 pm and take less than 8 minutes door to door.

Right. This way.

Accessible solutions for everyone.



CGI: Walkway from above



Building

Net-zero carbon



Building 4 is an all-electric 'Net zero carbon enabled' building that protects the environment, enhances the well being of every occupier and reduces costs through efficient use of resources.

57%
reduction in emissions

64%
reduction in energy

260
tonnes / annum
reduction in CO₂

39%
renewable energy

Wellness



The WELL building standard is the leading global methodology for advancing health and wellbeing in buildings, developed by the International WELL Building Institute™ (IWBI).

A WELL certified building creates measurable improvement to occupiers.

Building 4 is targeting a WELL Platinum level Certification.

30%
reduction in
absenteeism

15%
reduction in energy

25%
tonnes / annum
reduction in CO₂



Summary specification



Cooling

The building's cooling demand reduced by 40%



Renewables

Air Source Heat Pumps and PV Panels



Embodied Carbon

Existing building structure reused, exposed services



BREEAM
Targeting 'Excellent'



WiredScore
Gold WiredScore with target of 'Platinum'



EPC
Targeting a rating of 'A'



Health & Wellbeing
New outdoor terraces, new gym, cycle and changing facilities



Air Quality

improved as no fossil fuels with the removal of the existing boilers



Ecology

Enhanced through planting and green roofs



Vehicles

on site parking with electric charging points

Redevelopment features

Redeveloped offices with additional accommodation and new terraces

High performance façade – exceeding Building Regulation Standards

Hybrid VRF installation using significantly less refrigerant than traditional systems and has 66% lower global warming potential

Slab-to-slab heights are 4,260 to 5,390 mm

Atrium space improving office daylighting

Ventilation systems that improve indoor air quality and infection control

LED lighting with occupancy and daylight controls

New lifts with energy regenerative drives

Accommodation

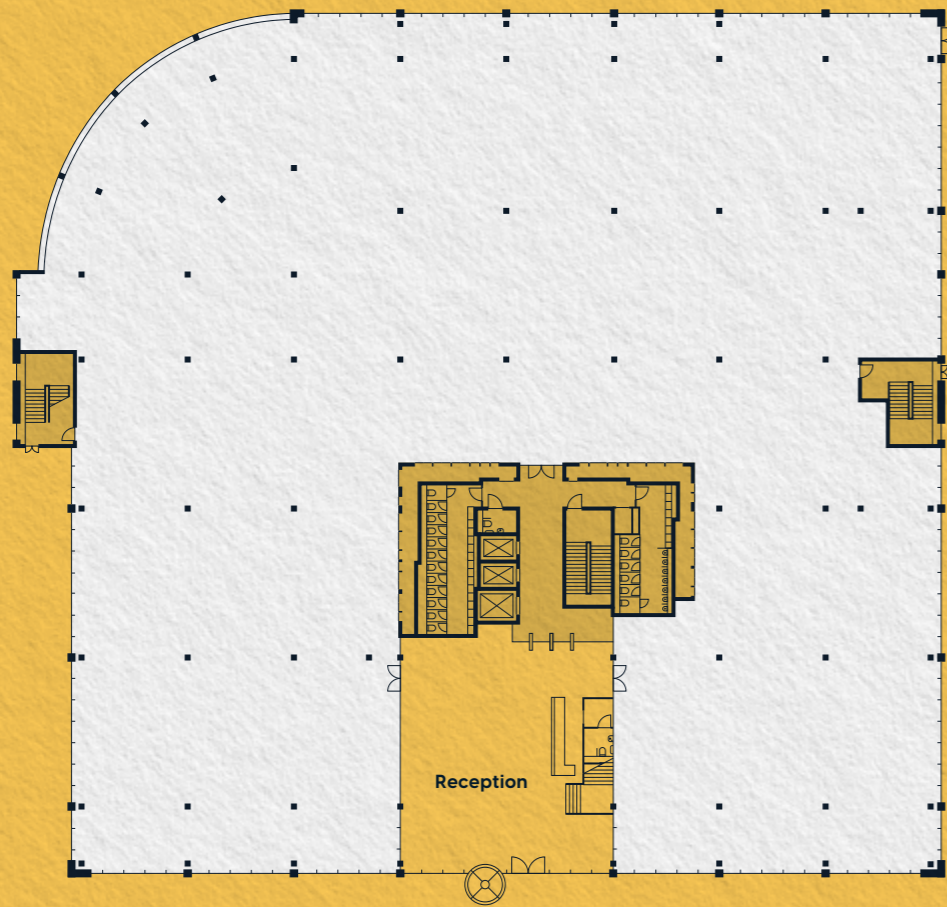
Third floor	16,026 sq ft	1,489 sq m
Terrace	7,825 sq ft	727 sq m
Second floor	29,379 sq ft	2,729 sq m
Terrace	1,807 sq ft	101 sq m
First floor	28,873 sq ft	2,682 sq m
Terrace (north)	1,615 sq ft	150 sq m
Terrace (south)	592 sq ft	55 sq m
Ground floor	33,146 sq ft	3,079 sq m
Reception	1,202 sq ft	112 sq m
Total	108,626 sq ft	10,091 sq m
(inc Terraces)	119,263 sq ft	11,013 sq m

377 car parking spaces at a ratio of 1:285 sq ft

Approximate IPMS3 measurements

Ground floor

33,146 sq ft / 3,079 sq m



Plan not to scale. For indicative purposes only.

First floor

28,873 sq ft / 2,682 sq m



Terrace (north):
1,615 sq ft / 150 sq m

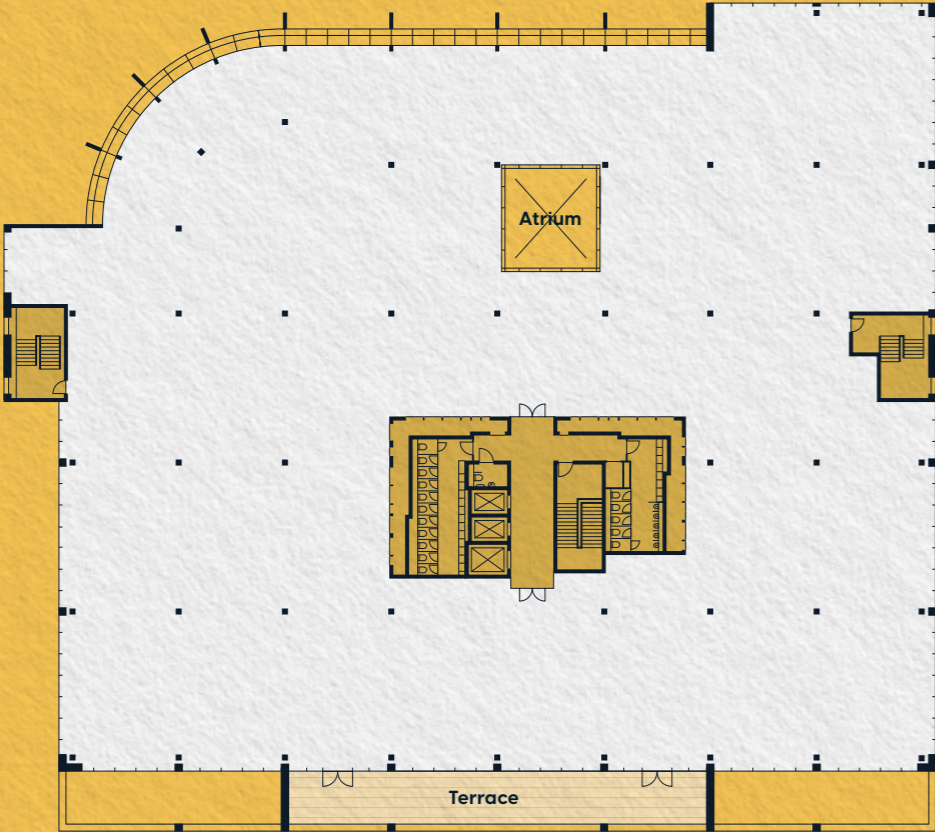
Terrace (south):
592 sq ft / 55 sq m



Plan not to scale. For indicative purposes only.

Second floor

29,379 sq ft / 2,729 sq m



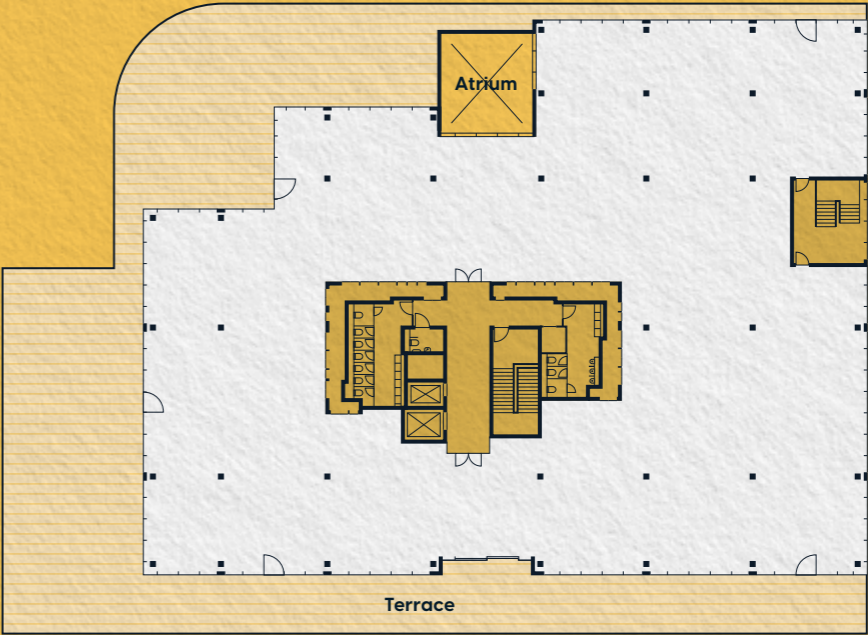
Terrace:
1,807 sq ft / 101 sq m



Plan not to scale. For indicative purposes only.

Third floor

16,026 sq ft / 1,489 sq m



Terrace:
7,825 sq ft / 727 sq m



Plan not to scale. For indicative purposes only.



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

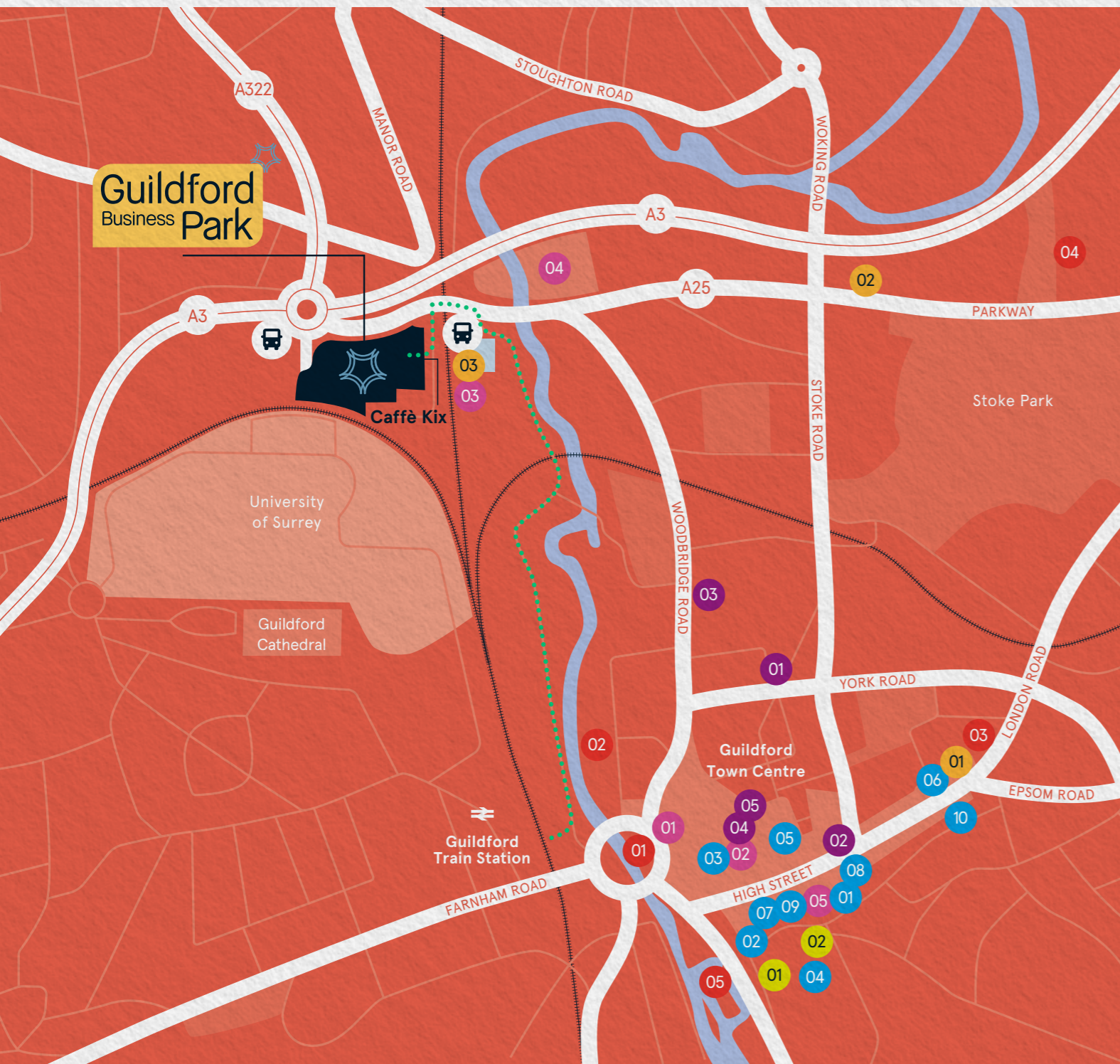
- 01 The Electric Theatre
- 02 Odeon Cinema
- 03 G Live Theatre
- 04 Guildford Spectrum
Leisure Centre
- 05 Yvonne Arnaud Theatre

Points of Interest

- 01 Guildford Museum
- 02 Guildford Castle

Central Guildford.

Offering plenty
of food (and shops)
for thought.



Guildford is unrivalled with its offering of amenities. Set within the stunning historic high street, it boasts a number of shopping centres, boutique brands, and every high street name you would expect to see.

There is a wide range of bars and restaurants, including The Ivy, Côte Brasserie and Positano Restaurant, to name but a few.

All tastes are catered for in terms of bars, cafés and entertainment, with a number of top quality hotels within a stone's throw. If it's culture you're after, the Cathedral, Museum and Castle all near by.

<p>Guildford is a top 10 vitality economy</p>	<p>Guildford was recently given the moniker of Hollywood of the gaming community due to the concentration of companies and talent</p>	<p>Guildford is a home to over 60K businesses</p>
<p>Guildford and the wider Surrey market have a £40bn economy</p>	<p>Guildford's skilled workforce is over 50% qualified to degree level or higher <small>UK Average: 38%</small></p>	<p>The University of Surrey has over 16K students enrolled with 37% of these from overseas</p>



Town Centre & Train Station
8 minutes



London Waterloo
35 minutes



Gatwick Airport
40 minutes

Escape Velocity.

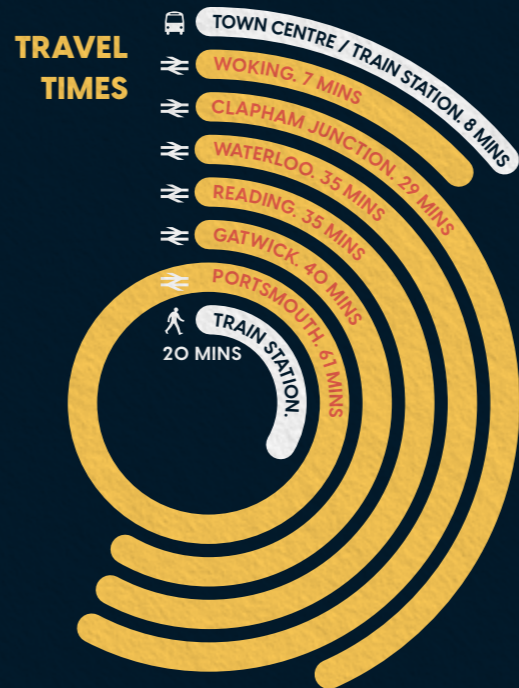
Get to where you're going at speed.

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.



TRAVEL DISTANCES



Source: google.co.uk

A development by

cube
Real Estate

PineBridge
INVESTMENTS



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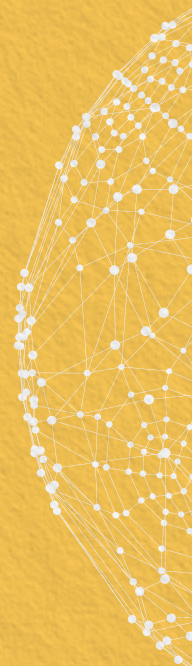


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