

255

**HIGH
STREET**
GUILDFORD
GU1 3BS

www.255highstreet.com

**Last suite
TO LET
5,589** SQ FT



MODERN OFFICES

**FOR YOUR NEW WAY OF
WORKING**

**5,589 sq ft OF PERFECTLY
POSITIONED BUSINESS
SPACE**

- IMPRESSIVE NEW OFFICE BUILDING
- PROMINENT TOWN CENTRE LOCATION
- COMMUNAL ROOF GARDEN
- EXCELLENT NATURAL LIGHT
- FRESH AIR VENTILATION
- PANORAMIC VIEWS

www.255highstreet.com

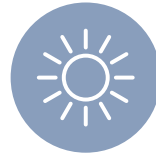
AHEAD OF ITS TIME

DESIGNED WITH THE OCCUPIER IN MIND, 255 HIGH STREET OFFERS BEST IN CLASS OFFICE ACCOMMODATION OVER FIVE UPPER FLOORS.

THE ROOF GARDEN PROVIDES STUNNING VIEWS ACROSS GUILDFORD.



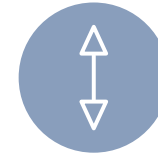
VRF heating and cooling



Energy efficient LED lighting



Fresh air ventilation



Floor to ceiling height
2.7m - 2.8m



Two passenger lifts



Two feature terraces
and 6th floor roof garden



Contemporary exposed
structure and services



Showers with changing cubicles
and lockers



1 person per 8m²



47 covered
car parking spaces
(1:900 sq ft)



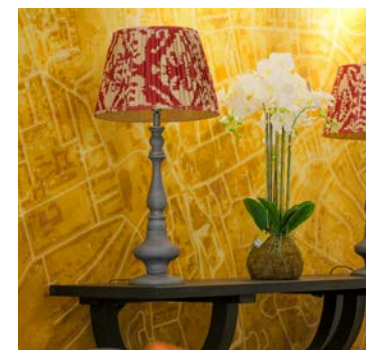
44 secure bicycle spaces



Breeam rating of "very good"



CONTEMPORARY BUILDING RECEPTION
AND RELAXED MEETING AREA.





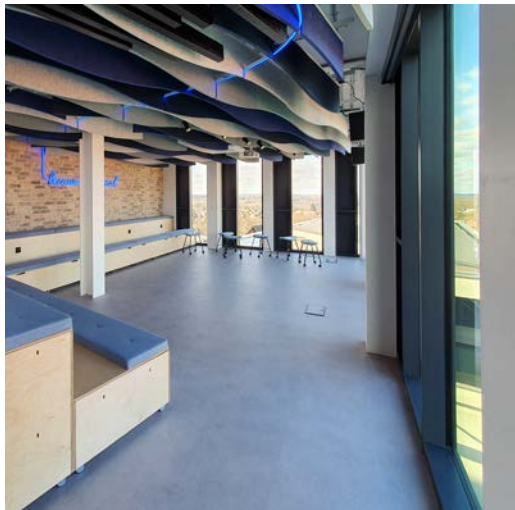
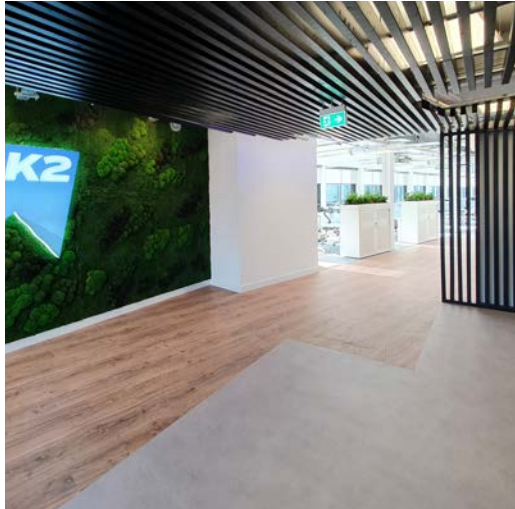
Indicative CGI of professional fit out



Fourth Floor

255 HIGH STREET PROVIDES YOUR BUSINESS WITH THE FLEXIBILITY TO CREATE AN EXCEPTIONAL WORKING ENVIRONMENT.

- LIGHT AND OPEN FLOOR PLATE
- CONCIERGE SERVICES
- COMMUNAL ROOF GARDEN
- SECURE CAR PARKING
- ATTRACTIVE SHOWER FACILITIES
- BIKE STORAGE AND LOCKERS

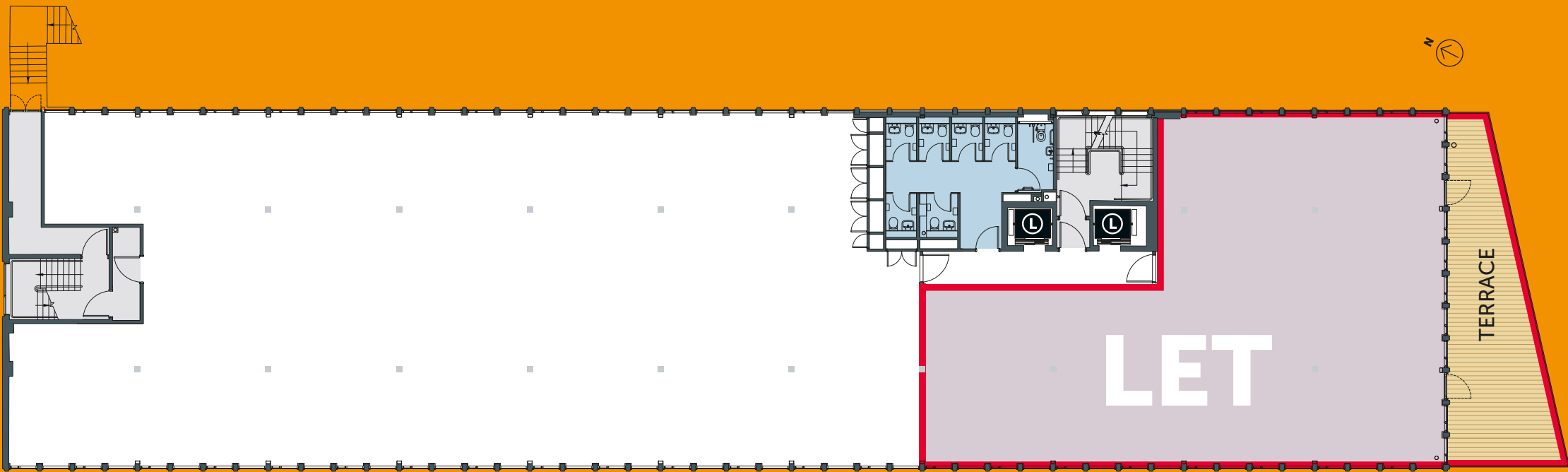




THE K2 CORPORATE MOBILITY FIT-OUT IN PROGRESS ON THE FIFTH FLOOR.



AVAILABLE SPACE



FLOOR	SQ FT	SQ M
First Floor	5,589	519

FLOOR PLAN IS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

IN DETAIL

GENERAL DESIGN

Floor to soffit height

1st-2nd floor: 2.7 m
3rd-5th floor: 2.8 m

Structural grid

Floors have clear spans of between 5.5 m and 3.8 m

Floor loadings

2.5 kN/m² + 1.0 kN/m²

Means of escape

Design density for means of escape is 1:6 m²

WC design density

Unisex toilets at a density of 1:8 m² per person.
Each floor provides 1 unisex disabled WC.

VEHICULAR ACCESS PROVISION

The building's car park is accessed from Dene Road.

Bicycle parking

44 secure bicycle spaces at ground level.

Shower and changing facilities

Facilities are provided, including a unisex disabled shower and lockers.

VERTICAL TRANSPORTATION

Lift design density

Lifts to all office floors are BCO compliant at a density of 1:8 m² per person.

Lifts

1 x 10 person	800kg
1 x 8 person	630kg

INTERNAL FINISHES

Entrance hall and reception

The reception space comprises of a generous height entrance hall leading to the lifts.

The interior of the reception is finished with natural limestone floors and contemporary feature walls.

Offices

The offices are completed to Category A specification include:

- Metal tiled raised access floor
- Typical office raised floor of 100mm
- Exposed steel beams
- Exposed services
- High efficiency up and down lighting
- Painted monolithic ceilings
- Plasterboard down stand perimeters
- White emulsion painted internal walls

The building utilises an exposed structure and services strategy that delivers a contemporary office environment.

ELECTRICAL SERVICES

Electrical supply

The building has a 500 kVa low voltage power supply.

Lighting 12W per m²

Small power 25W per m² diversified to 15W per m² for building demand.

Fire detection

The building is provided with a fire alarm system compliant with BS 5839.

Security

CCTV within the ground floor entrance and car parking areas.

MECHANICAL SERVICES

Comfort cooling and heating

The office areas are provided with a Mitsubishi VRF AC System for heating and cooling.

Occupancy

1 person per 8 m²

Fresh air

Provided by way of openable windows.

Internal temperatures

Summer internal temperature (office floors)

24°C +/- 2°C

Winter internal temperature (office floors)

20°C +/- 2°C

Circulation space 18°C minimum

Tenant plant & risers

The building is provided with tenant roof plant and riser space to accommodate the tenant fit out.

SUSTAINABILITY

The scheme will achieve a BREEAM 'Very Good' rating.

Energy saving measures include:

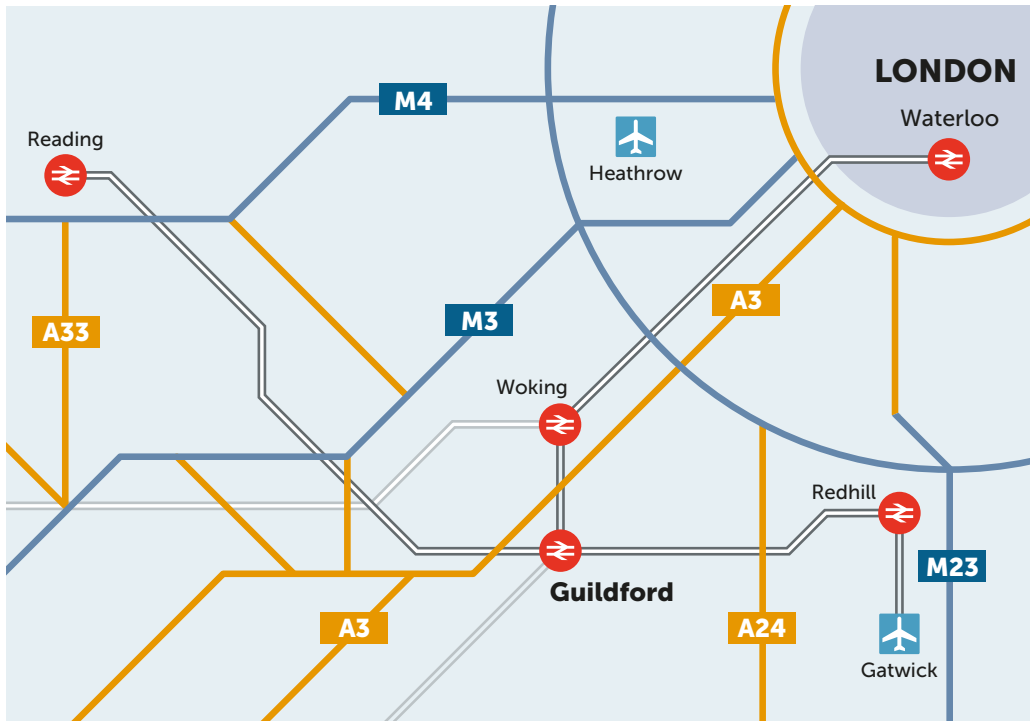
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- VRF system for cooling and heating
- Low water use fittings
- Low energy LED lighting

LOCATION

ONE OF GUILDFORD'S MANY ADVANTAGES IS ACCESSIBILITY.

THE TOWN LIES JUST 35 MILES SOUTH WEST OF LONDON AND WITHIN EASY REACH OF HEATHROW AND GATWICK.

TRAINS RUN APPROXIMATELY EVERY 15 MINUTES BETWEEN GUILDFORD AND LONDON WATERLOO, WITH A FASTEST JOURNEY TIME OF 38 MINUTES.



1

mile to the A3
in both directions



10

minutes to Guildford
mainline railway station



38

minutes to London
Waterloo



Total travel time: 48 mins

40

minutes by train
to Gatwick



5

minutes to London
Road railway station



50

minutes to London
Waterloo



Total travel time: 55 mins

35

minutes to
Reading



36

minutes drive to
Heathrow



10

miles to the M25
junction 10



10

minutes to
The Friary bus station





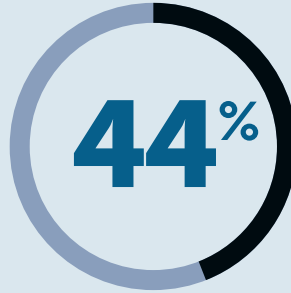
SMART

GUILDFORD IS A VIBRANT AND PROSPEROUS TOWN – ONE OF THE KEY COMMERCIAL CENTRES IN THE SOUTH EAST OF ENGLAND, MAKING IT HIGHLY ATTRACTIVE TO BUSINESS.

GUILDFORD'S STRENGTHS IN ACADEMIA, INNOVATION AND CONNECTIVITY HAS ATTRACTED A GROWING NUMBER OF PROFESSIONAL AND CREATIVE BUSINESSES.

IT IS ALSO HOST TO A EXPANDING CLUSTER OF HIGHLY REGARDED GAMING COMPANIES – TO THE EXTENT THAT GUILDFORD HAS BEEN CALLED "THE HOLLYWOOD OF GAMING".

IT'S A SMART PLACE TO BE.



of employees working in Guildford have a degree or higher educational qualification (ONS).



of businesses in the Guildford area are knowledge-based (SCC).



of Surrey University graduates are in employment after six months (HESA 2017).



Guildford ranks as the 4th most highly educated town in the UK (UK VITALITY INDEX 2018).

5G is coming.

The University of Surrey's internationally recognised 5G Innovation Centre is unrivalled in the world for its scale and technology. Its membership of 26 corporates and 42 SMEs make it the largest industry grouping of its kind in the world, and a powerful magnet for inward investment.



**THE TIMES &
SUNDAY TIMES
UNIVERSITY
OF THE YEAR
2016.**



GUILDFORD IS HOME TO THE
UNIVERSITY OF LAW – ONE OF THE BIGGEST
AND MOST HIGHLY REGARDED LAW SCHOOLS
IN THE UK AND TO THE
ACADEMY OF CONTEMPORARY MUSIC
– A WORLD LEADER IN MUSIC
INDUSTRY EDUCATION.

6th

In 2017 Guildford ranked as the
6th most productive town or city
in the UK. UK VITALITY INDEX 2017

”

Guildford's reputation
as a major technology
and games hub is
paramount. We have
a thriving games
community, with over
60 studios and more
than 1,000 employees,
and local studios
making games which
are enjoyed by millions
of people worldwide

“

Nick Hurley, Partner
Charles Russell Speechlys



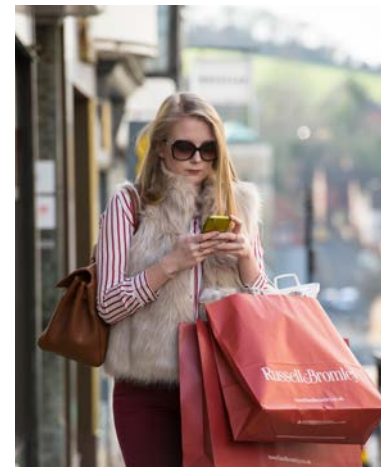
BUSINESS IN GUILDFORD INCLUDES

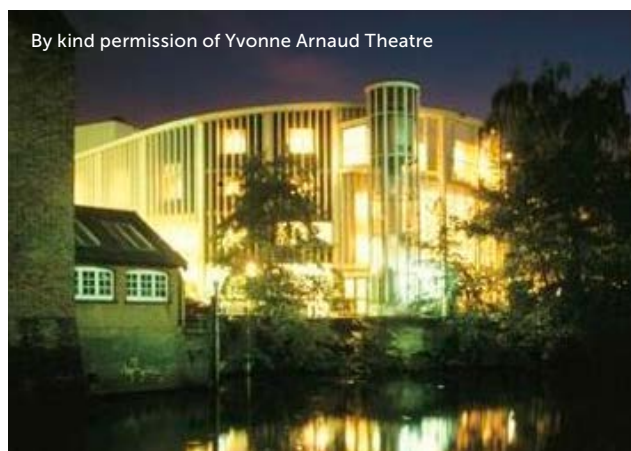


& VIBRANT



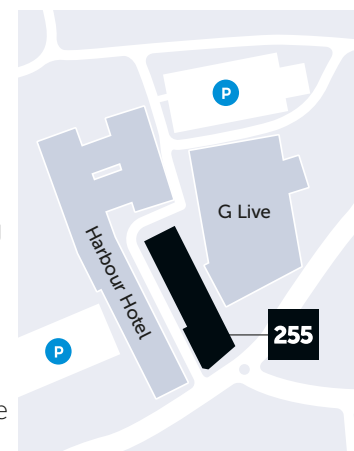
By kind permission of Komo





255 High Street is well located at the top of Guildford High Street and faces the four star **Harbour Hotel**, which offers a wide range of facilities – from fine dining to gym, bars, spa and conference space.

Immediately adjacent is **G Live**, a state of the art entertainment, conference and hospitality venue.



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