

255 | **HIGH
STREET**
GUILDFORD
GU1 3BS

**Fully fitted
& furnished
suite**

5,589 ^{SQ}_{FT}

255highstreet.com

**Neighbouring
Harbour Hotel
provides corporate
rates, extensive
conference
facilities, gym
& spa**

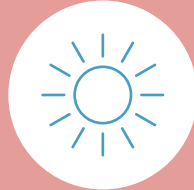


CONTEMPORARY, DESIGN LED OFFICE SPACE

**5,589 SQ FT OF PERFECTLY POSITIONED BUSINESS
SPACE DESIGNED WITH THE OCCUPIER IN MIND**



**VRF HEATING
AND COOLING**



**ENERGY EFFICIENT
LED LIGHTING**



**FRESH AIR
VENTILATION**



**PARKING RATIO
1:932 SQ FT**



**FITTED OFFICE SPACE
READY TO OCCUPY**



**1 PERSON PER 8M²
OCCUPATIONAL
DENSITY**



**PRIVATE TERRACE
AND COMMUNAL
ROOFTOP TERRACE**



**CONTEMPORARY
EXPOSED STRUCTURE
AND SERVICES**



**BREEAM RATING
OF "VERY GOOD"**



**EPC RATING
A (24)**

AVAILABLE SPACE

FIRST FLOOR

SQ FT

Suite 1 – (incl private terrace of 527.51 sq ft)	UNDER OFFER
Suite 2	5,589

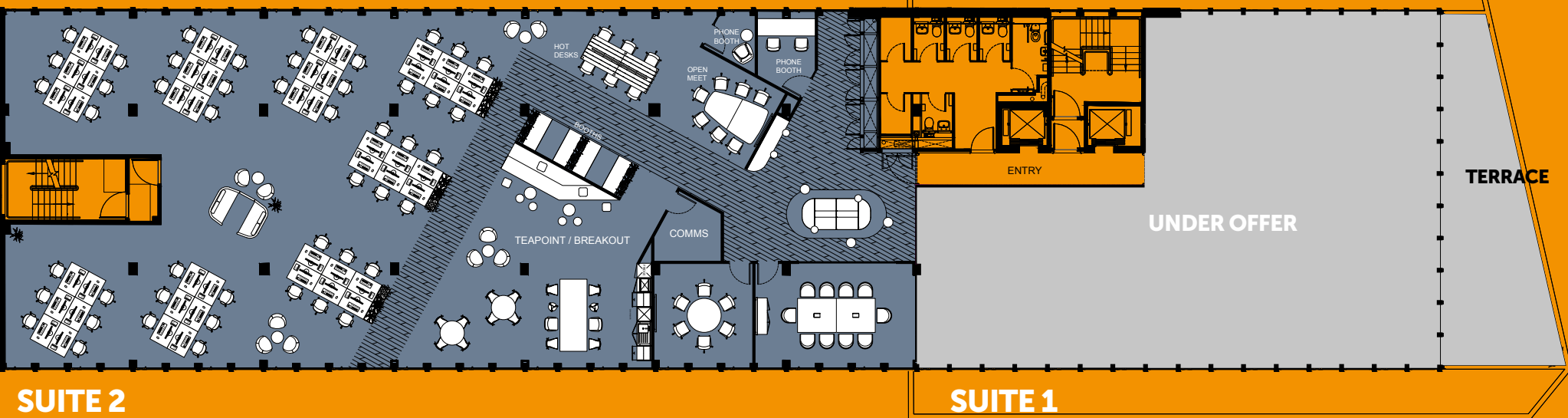
IPMS3 Area

SUITE 1

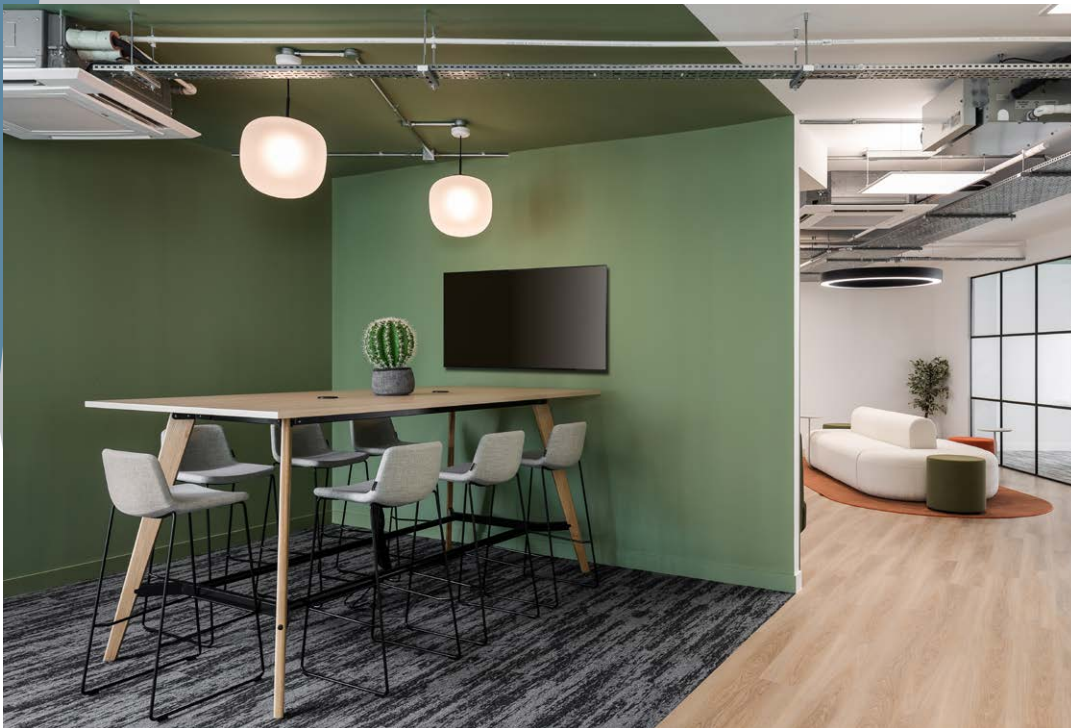
- 1 x WELCOME AREA
- 2 x 6-PERSON MEETING ROOM
- 1 x 2-PERSON QUIET BOOTHS
- 1 x 1-PERSON QUIET BOOTHS
- 1 x INFORMAL MEETING SPACE
- 16 x WORKSTATIONS
- 6 x HOTDESKS
- KITCHEN & BREAKOUT SPACE
- LOUNGE AREA
- COMMS ROOM & STORAGE
- PRIVATE TERRACE

SUITE 2

- 1 x WELCOME AREA
- 1 x 6-PERSON MEETING ROOM
- 1 x 10-PERSON MEETING ROOM
- 1 x TEA POINT / BREAKOUT
- 2 x QUIET BOOTHS
- 48 x WORKSTATIONS
- 6 x HOTDESKS
- 1 x COMMS ROOM



PHOTOGRAPHY OF SUITE 2

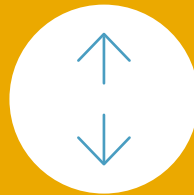




FIRST IMPRESSIONS COUNT

BUILDING AMENITIES

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



**LIGHT AND OPEN
FLOOR PLATE**



**CONCIERGE
SERVICES**



**COMMUNAL
ROOF TERRACE**



**SMART BUILDING
SYSTEMS**



**TWO PASSENGER
LIFTS**



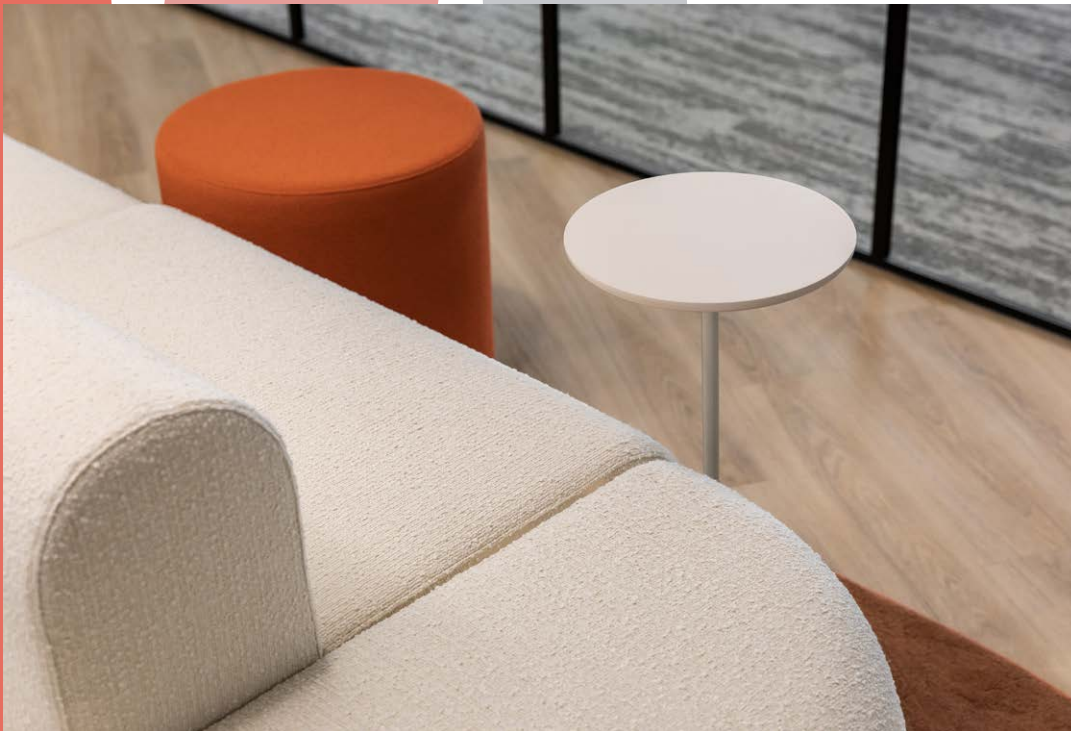
**PARKING RATIO
OF 1:932 SQ FT**



**44 SECURE
BICYCLE SPACES**



**SHOWERS
& LOCKERS**



SPECIFICATION

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:

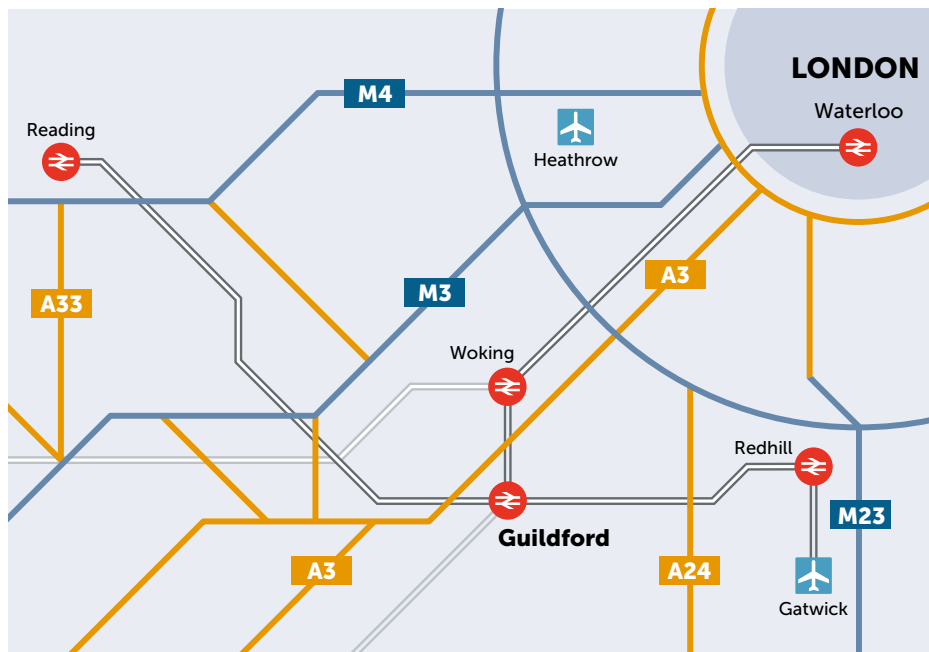
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- VRF system for cooling and heating
- Low water use fittings
- Low energy LED lighting

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

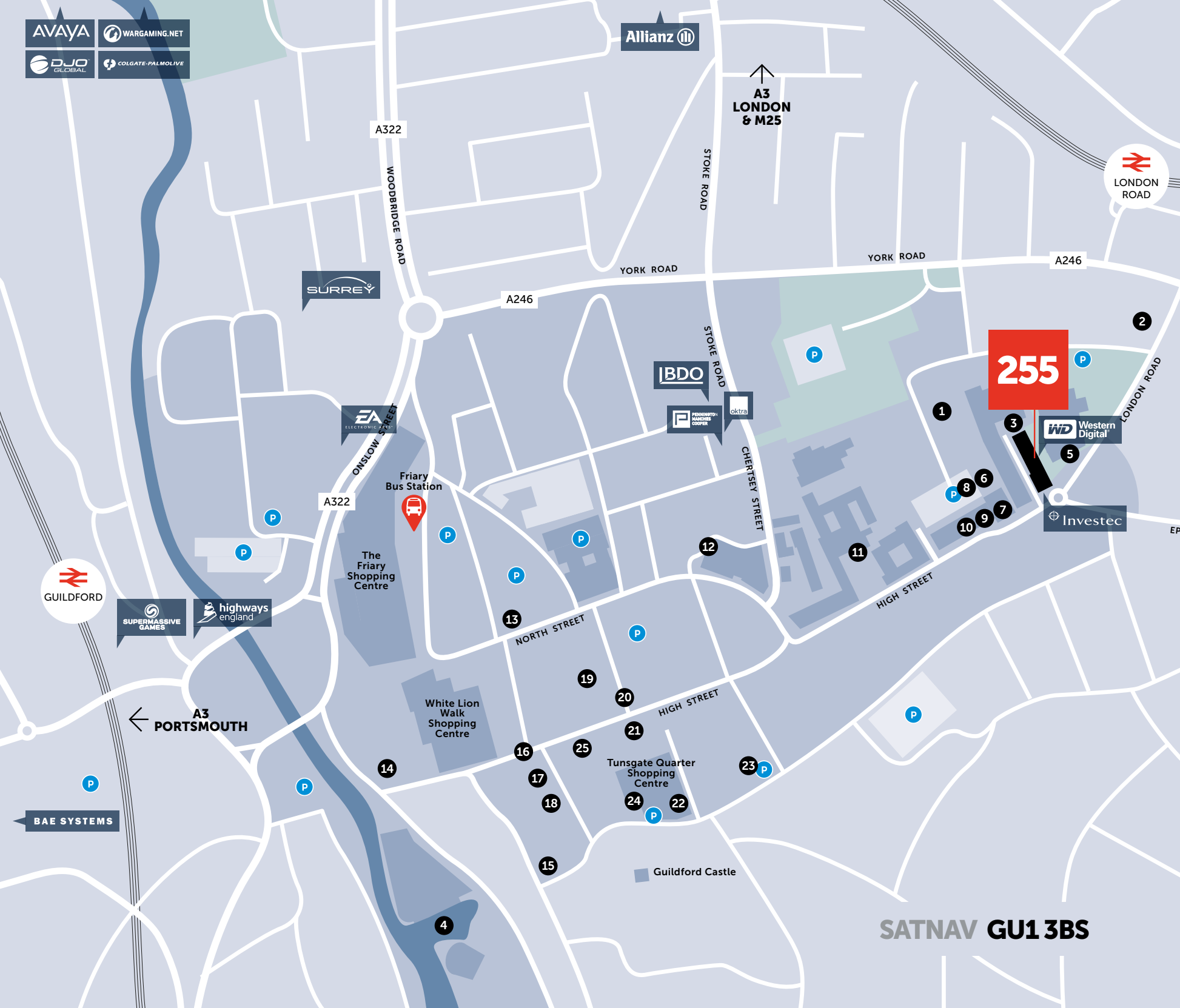
miles to the M25
junction 10



10

minutes to
The Friary bus station





LEISURE

- 1 Guildford Harbour Hotel**
4 star. Jetty restaurant, Long Bar, spa & gym, conference & meeting facilities
- 2 Mandalay Hotel**
3 star. Restaurant, bar, conference facilities
- 3 G Live** Entertainment venue, conference hall, restaurant
- 4 Yvonne Arnaud Theatre**
Leading regional theatre. Conference facilities, restaurant

EAT & DRINK

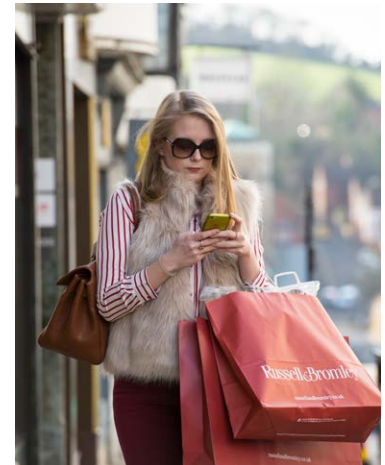
- 5 Rumwong**
- 6 The Long Bar & Grill**
- 7 Esquires**
- 8 Pizza Express**
- 9 Carmona**
- 10 Zizzi**
- 11 Starbucks**
- 12 Sushi Nara**
- 13 All Bar One**
- 14 Wagamama**
- 15 Olivo**
- 16 La Casita**
- 17 Giggling Squid**
- 18 Côte Bistro**
- 19 Bill's**
- 20 Positano**
- 21 Ivy Castle View**
- 22 The March Hare**
- 23 Blue Sardinia**
- 24 The Ivy Asia**
- 25 Guildford Town House**

SATNAV GU1 3BS

& VIBRANT



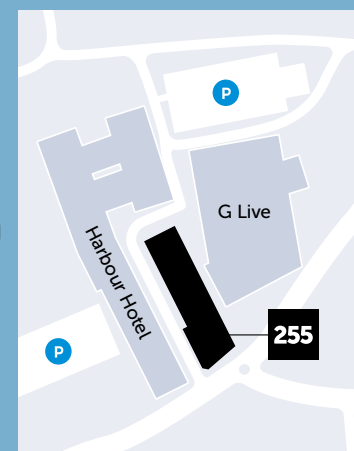
By kind permission of Komo





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.

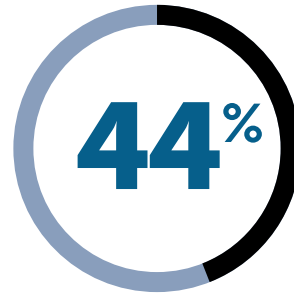


ACCESS TO TALENT

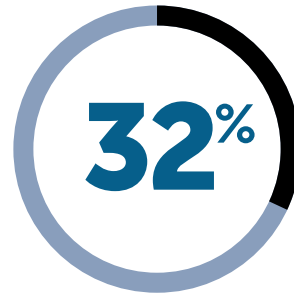
GUILDFORD IS A VIBRANT AND PROSPEROUS TOWN – ONE OF THE KEY COMMERCIAL CENTRES IN THE SOUTH EAST OF ENGLAND, MAKING IT HIGHLY ATTRACTIVE TO BUSINESS.

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

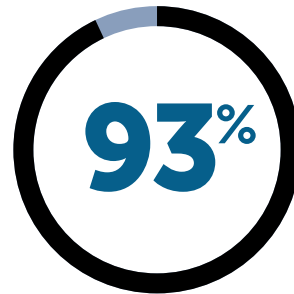
IT IS ALSO HOST TO A EXPANDING CLUSTER OF HIGHLY REGARDED GAMING COMPANIES – TO THE EXTENT THAT GUILDFORD HAS BEEN CALLED "THE HOLLYWOOD OF GAMING".



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.



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