

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

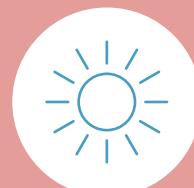


CONTEMPORARY, DESIGN LED OFFICE SPACE

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



VRF HEATING
AND COOLING



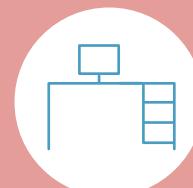
ENERGY EFFICIENT
LED LIGHTING



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

Suite 1 – (incl private terrace of 527.51 sq ft) **UNDER OFFER**

Suite 2 **5,589**

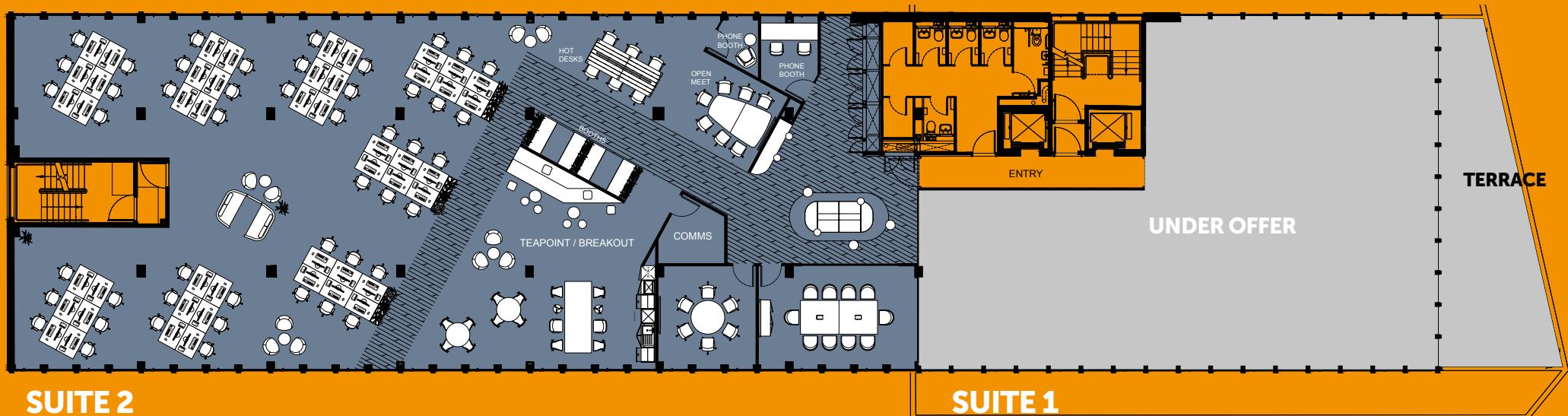
IPMS3 Area

SUITE 1

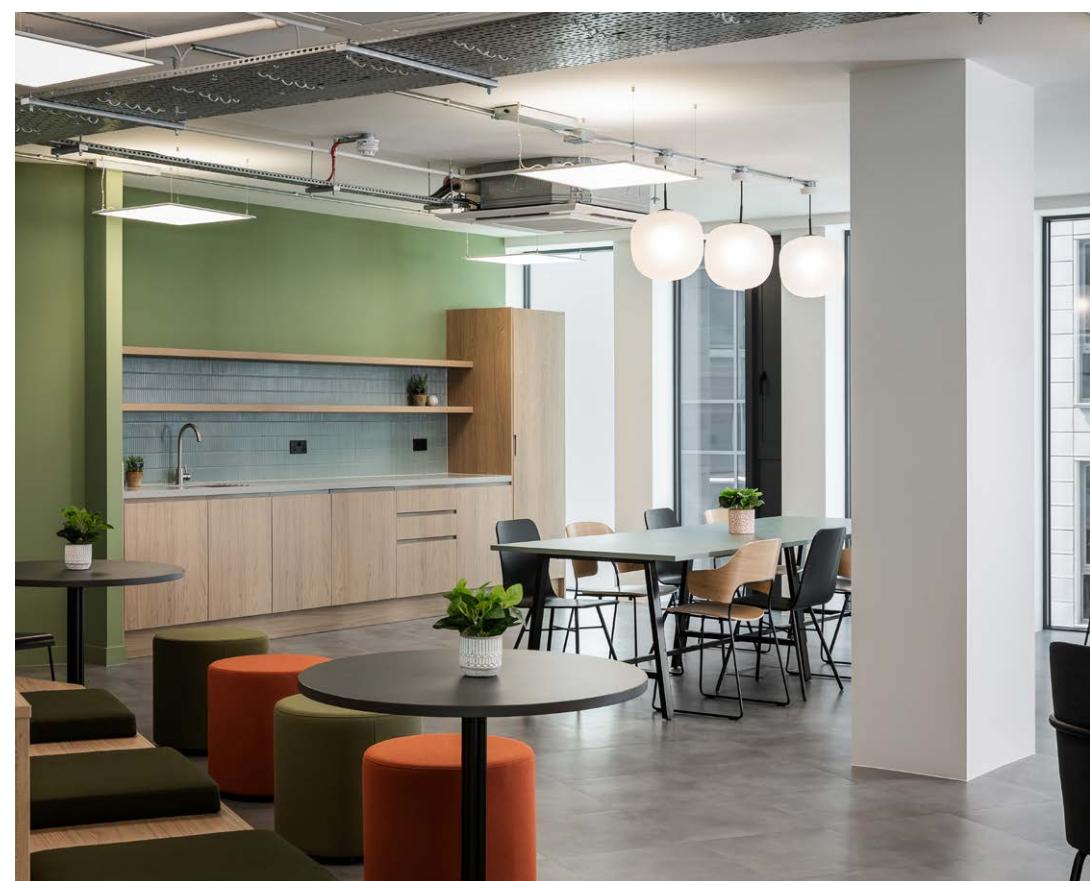
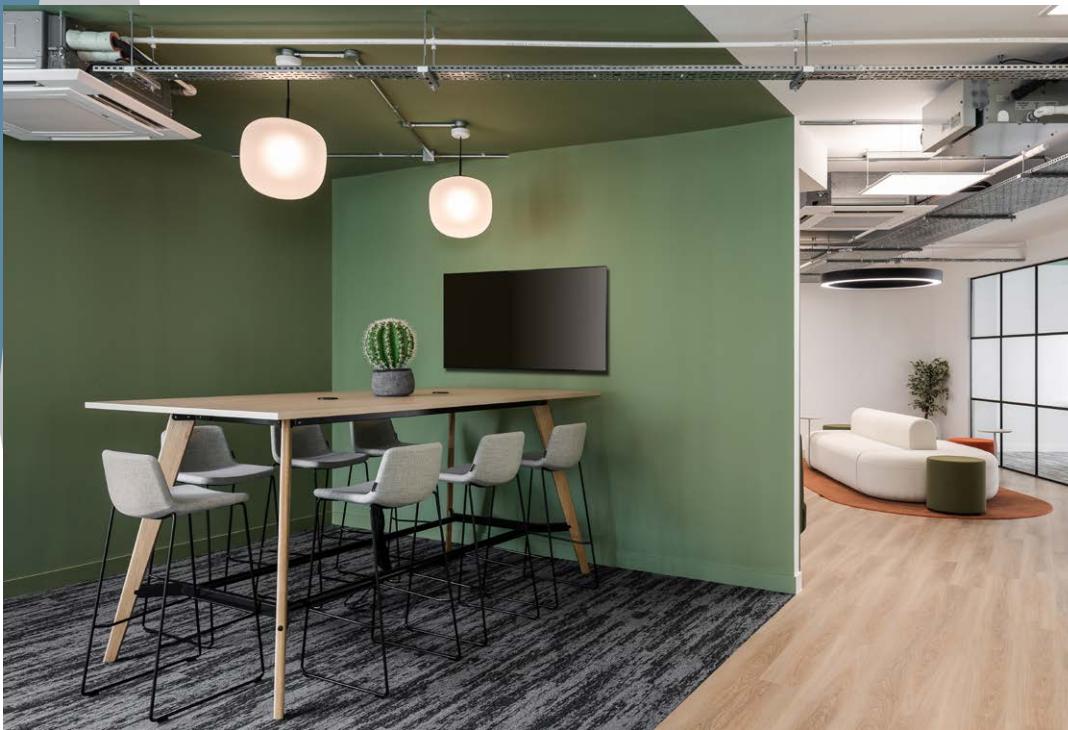
1 x WELCOME AREA
 2 x 6-PERSON MEETING ROOM
 1 x 2-PERSON QUIET BOOTHS
 1 x 1-PERSON QUIET BOOTHS
 1 x INFORMAL MEETING SPACE
 16 x WORKSTATIONS
 6 x HOTDESKS
 KITCHEN & BREAKOUT SPACE
 LOUNGE AREA
 COMMS ROOM & STORAGE
 PRIVATE TERRACE

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



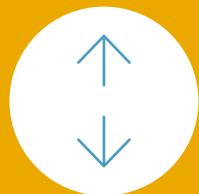
PHOTOGRAPHY OF SUITE 2

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



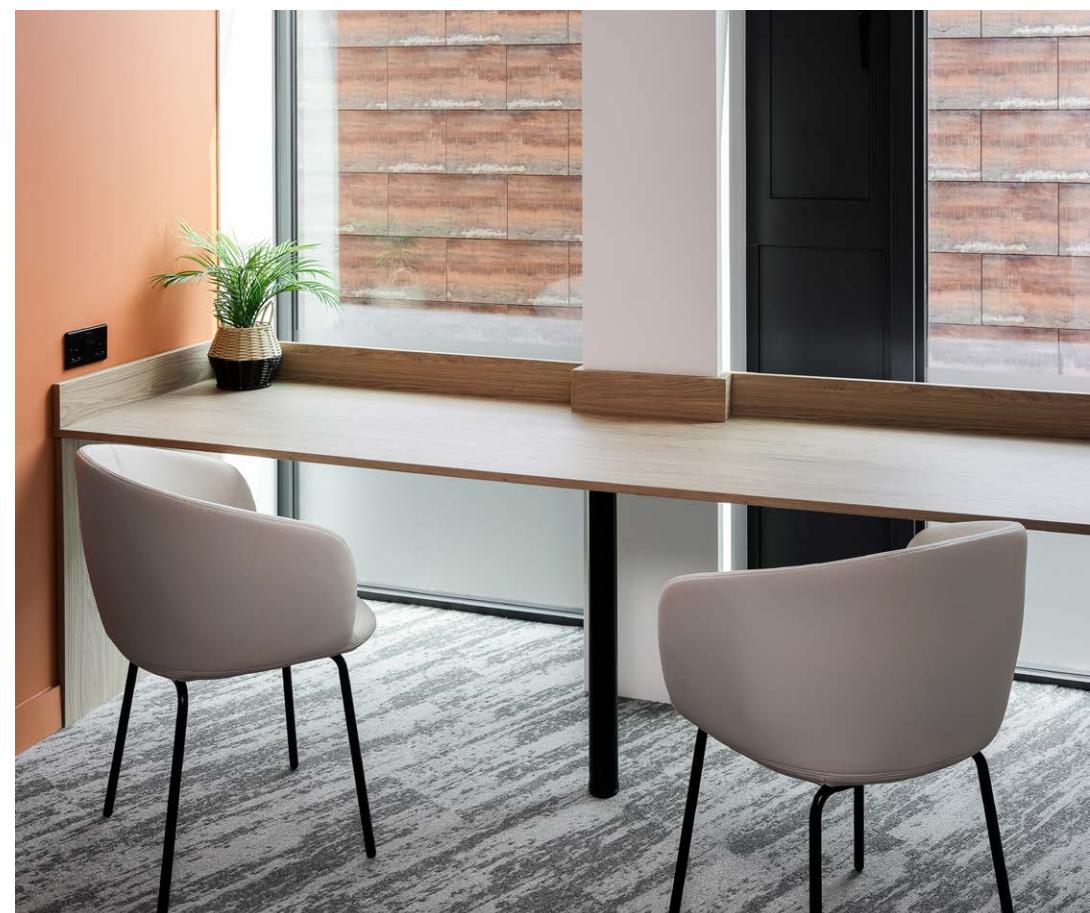
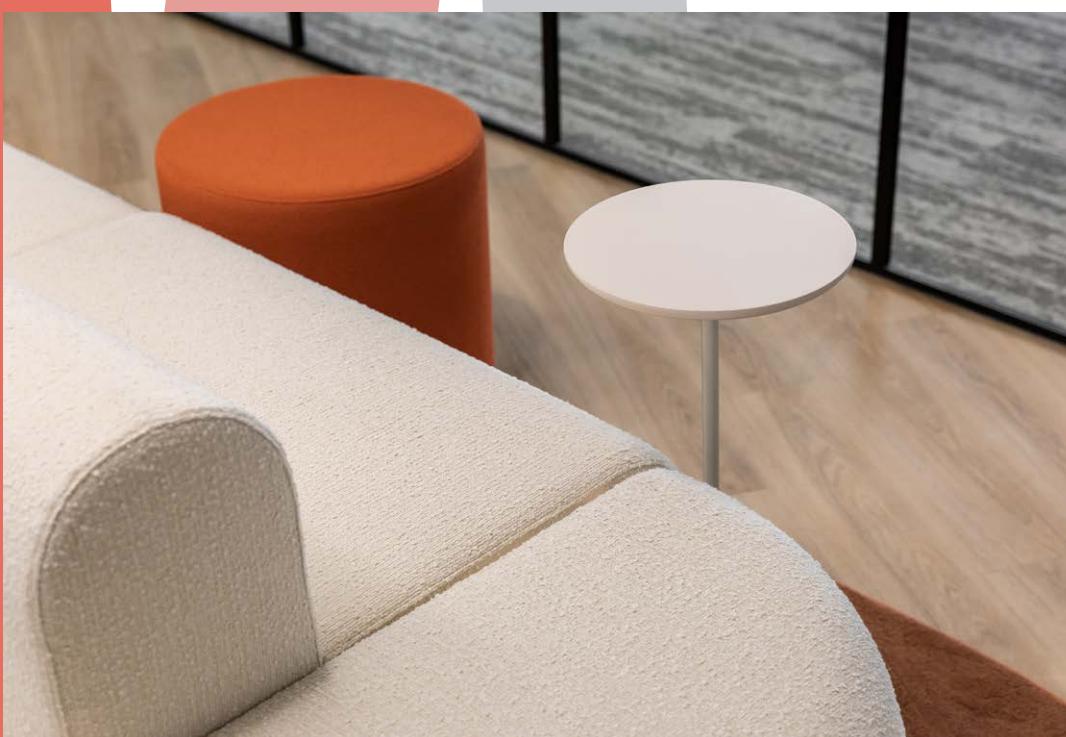
PARKING RATIO
OF 1:932 SQ FT



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:

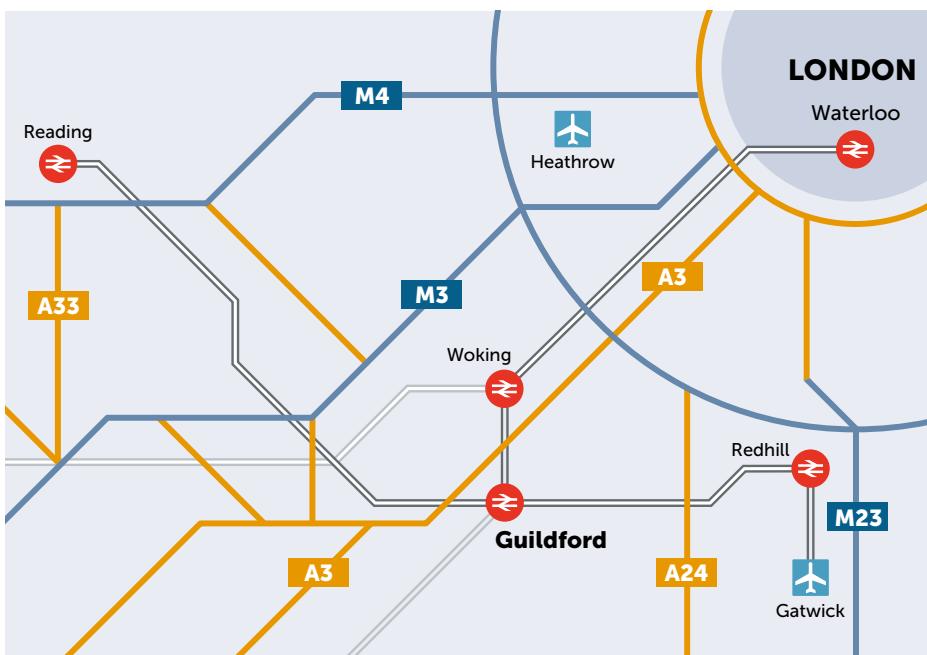
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- VRF system for cooling and heating
- Low water use fittings
- Low energy LED lighting

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



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

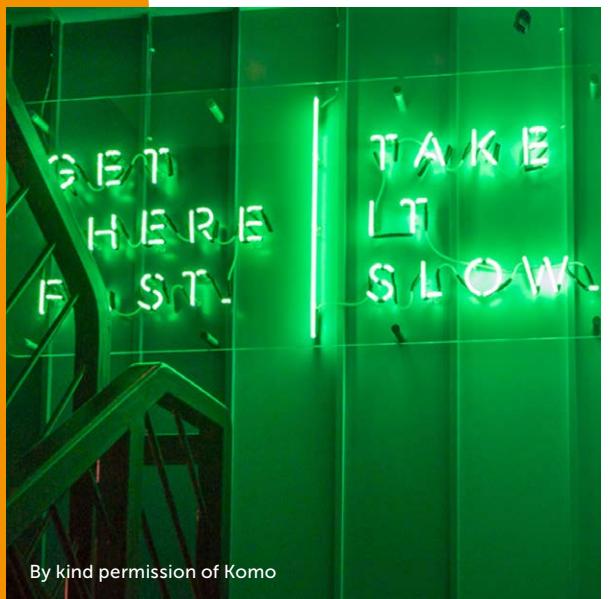


10
miles to the M25
junction 10





& 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.

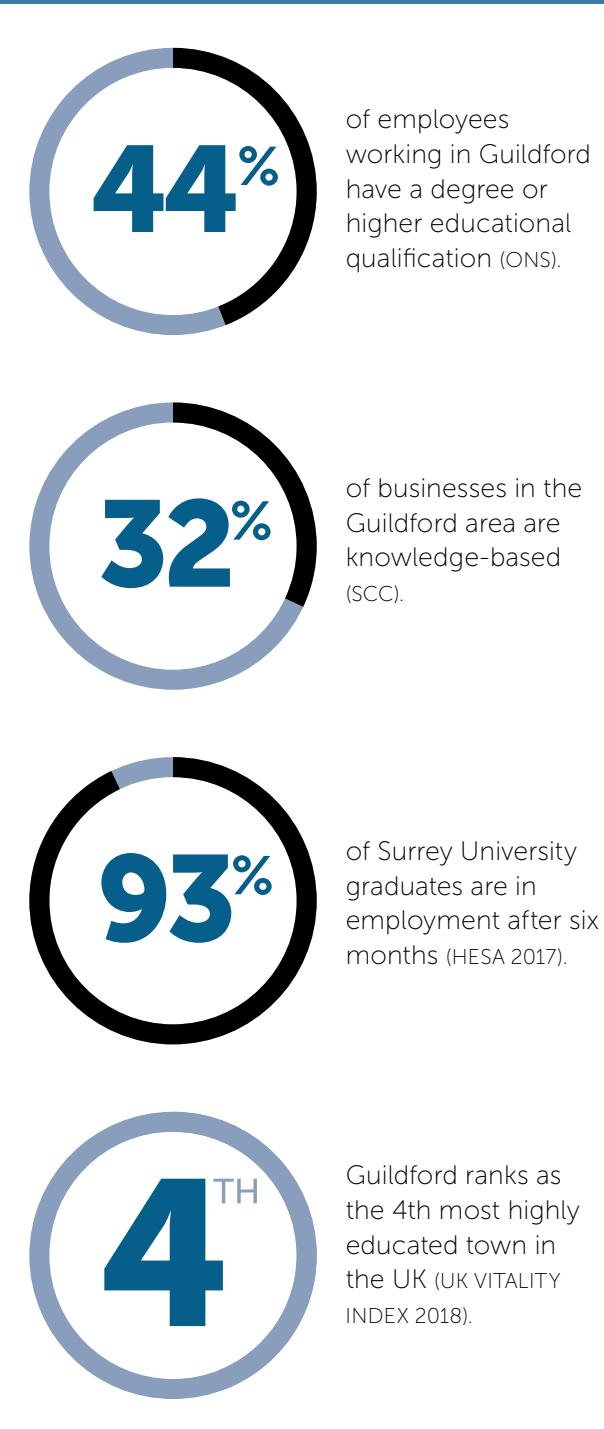


ACCESS TO TALENT

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”.



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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