

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

**255highstreet.com**

**Fully fitted  
& furnished  
suite**

**5,589<sup>SQ  
FT</sup>**

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

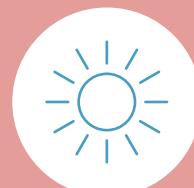


# CONTEMPORARY, DESIGN LED OFFICE SPACE

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



VRF HEATING  
AND COOLING



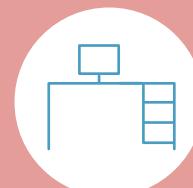
ENERGY EFFICIENT  
LED LIGHTING



FRESH AIR  
VENTILATION



PARKING RATIO  
1:932 SQ FT



FITTED OFFICE SPACE  
READY TO OCCUPY



1 PERSON PER 8M<sup>2</sup>  
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**

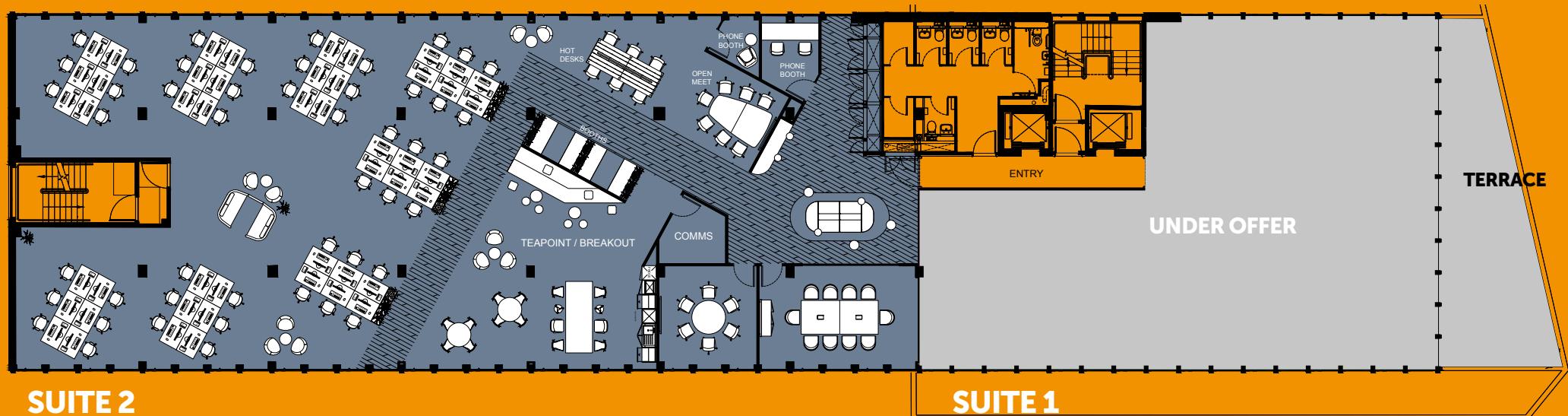
IPMS3 Area

## 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

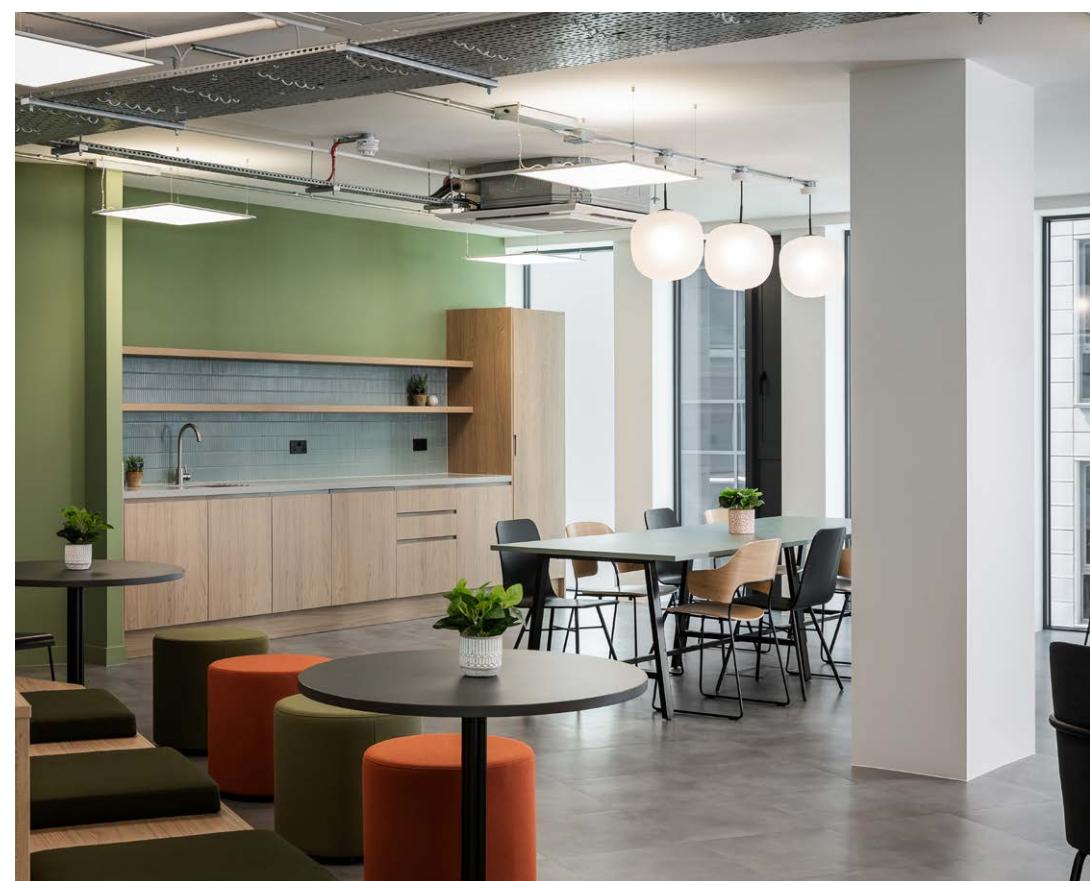
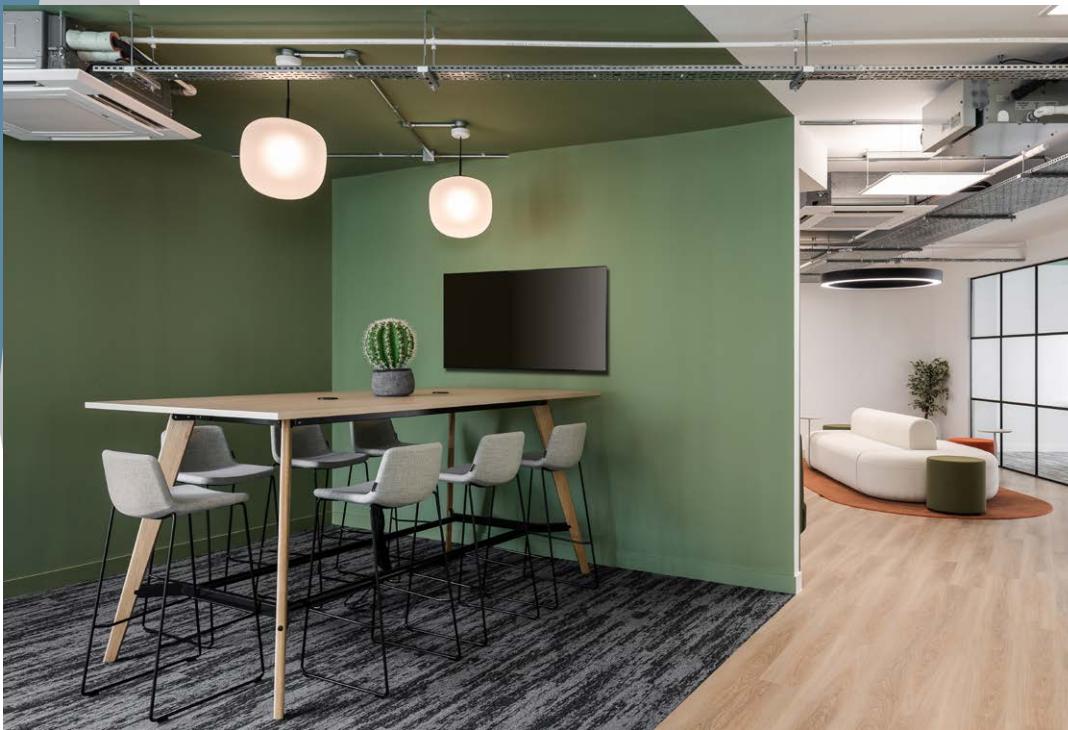


**SUITE 2**

**SUITE 1**



PHOTOGRAPHY OF SUITE 2



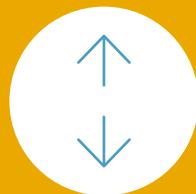
PHOTOGRAPHY OF SUITE 2

# 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



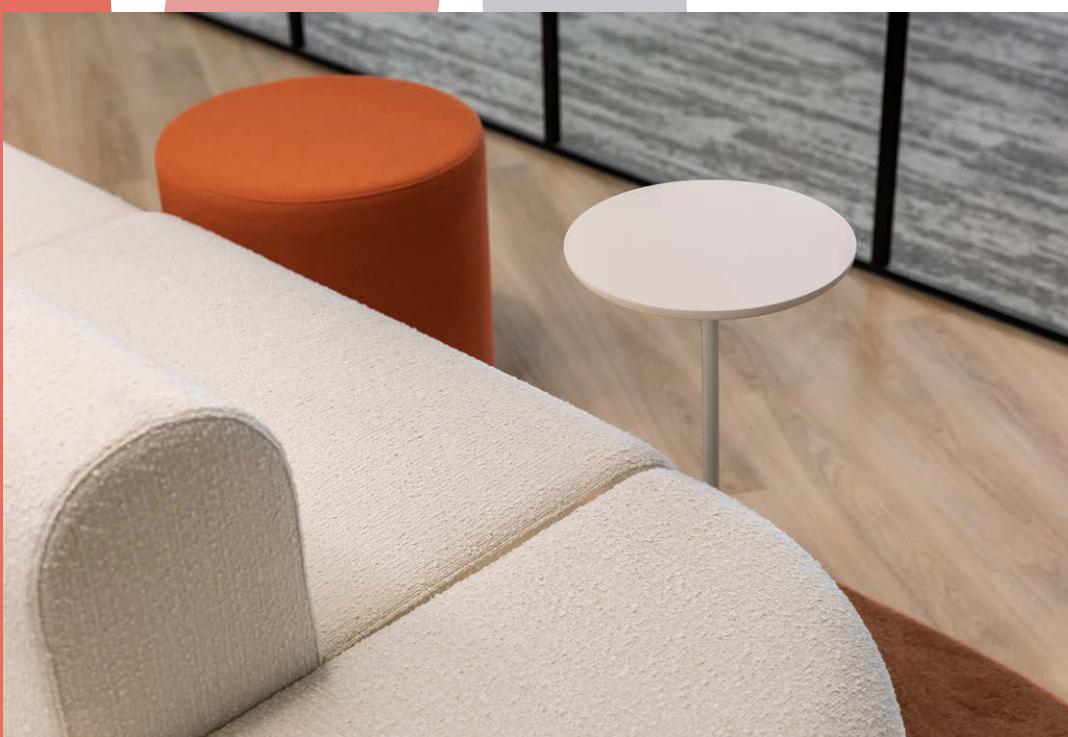
PARKING RATIO  
OF 1:932 SQ FT



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/m<sup>2</sup> + 1.0 kN/m<sup>2</sup>

### Means of escape

Design density for means of escape is 1:6 m<sup>2</sup>

### WC design density

Unisex toilets at a density of 1:8 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>

Small power 25W per m<sup>2</sup> diversified to 15W per m<sup>2</sup> 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 m<sup>2</sup>

### 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:

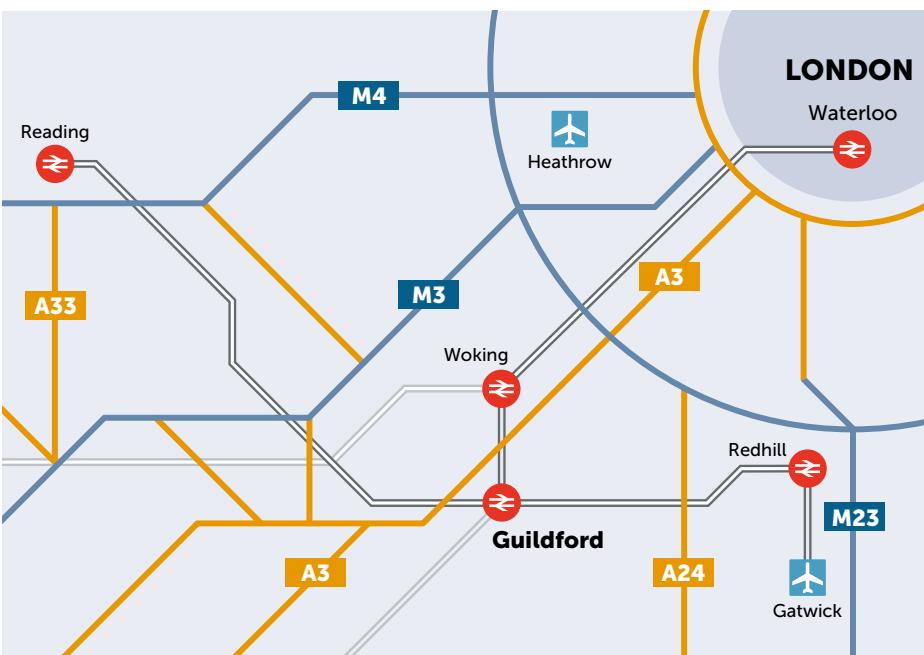
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- VRF system for cooling and heating
- Low water use fittings
- Low energy LED lighting

# 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

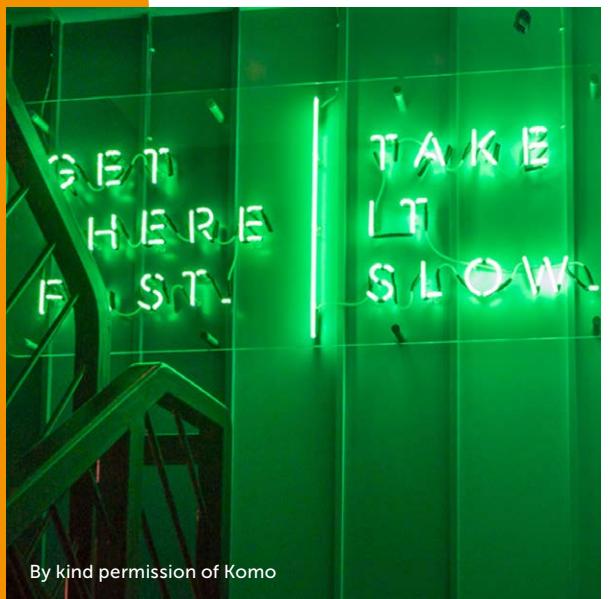
- 1 **Guildford Harbour Hotel**  
4 star. Jetty restaurant, Long Bar, spa & gym, conference & meeting facilities
- 2 **Mandalay Hotel**  
3 star. Restaurant, bar, conference facilities
- 3 **G Live** Entertainment venue, conference hall, restaurant
- 4 **Yvonne Arnaud Theatre**  
Leading regional theatre.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

## EAT &amp; 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.

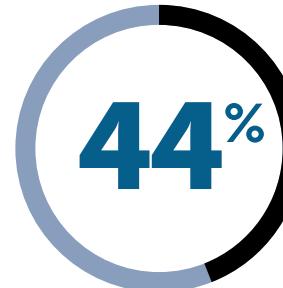


# ACCESS TO TALENT

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.

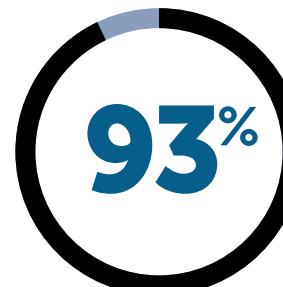
IT IS ALSO HOST TO A EXPANDING CLUSTER OF HIGHLY REGARDED GAMING COMPANIES – TO THE EXTENT THAT GUILDFORD HAS BEEN CALLED “THE HOLLYWOOD OF GAMING”.



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



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



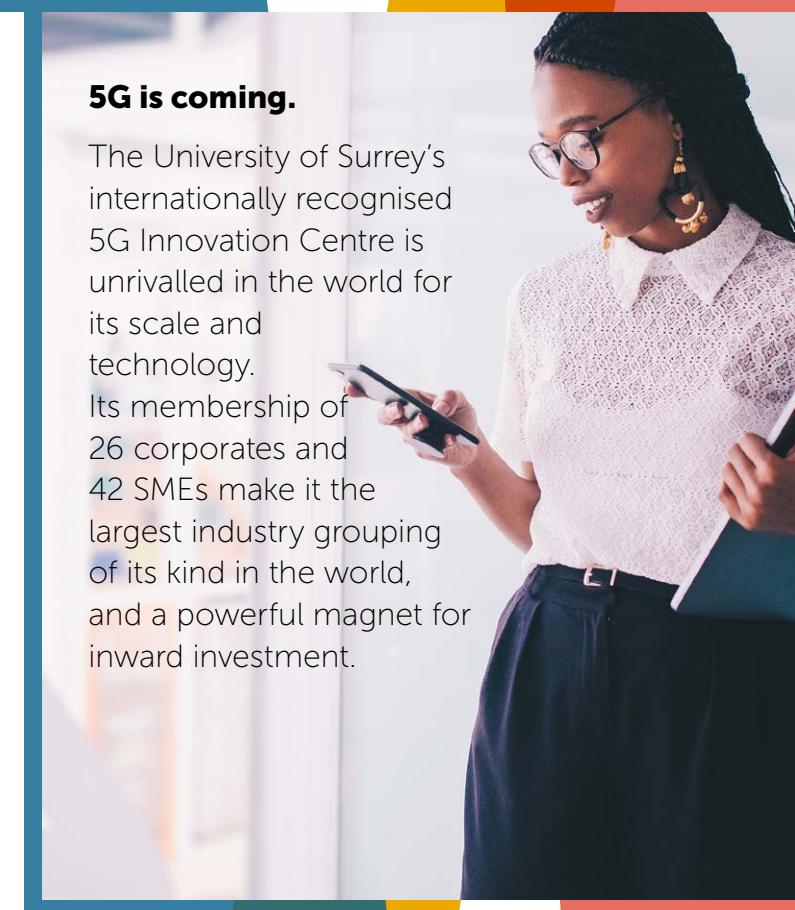
of Surrey University graduates are in employment after six months (HESA 2017).



Guildford ranks as the 4<sup>th</sup> 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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