

# 255

**HIGH  
STREET**

GUILDFORD  
GU1 3BS

Fully Fitted  
**5,589** <sup>SQ</sup> <sub>FT</sub>

Plus Adjacent Suite

**2,763** <sup>SQ</sup> <sub>FT</sub>

Coming Soon

[255highstreet.com](http://255highstreet.com)

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



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Welcome to High Street's Co-op

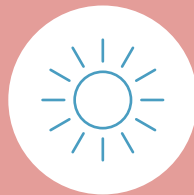


# CONTEMPORARY, DESIGN LED OFFICE SPACE

**2,763 TO 8,352 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  
(MORE SPACE AVAILABLE  
NEARBY TO RENT)**



**FITTED OFFICE SPACE  
READY TO OCCUPY**



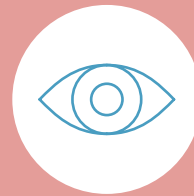
**SMART BUILDING  
SYSTEMS**



**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)**



**NO WAYLEAVES  
REQUIRED**

## SUITE 1

- 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

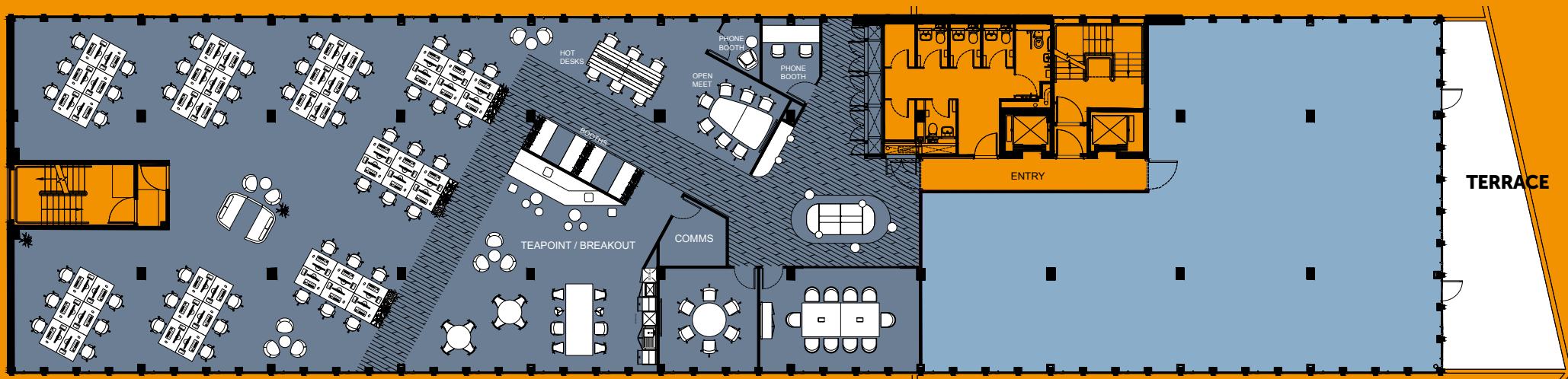
# AVAILABLE SPACE

## FIRST FLOOR

## SQ FT

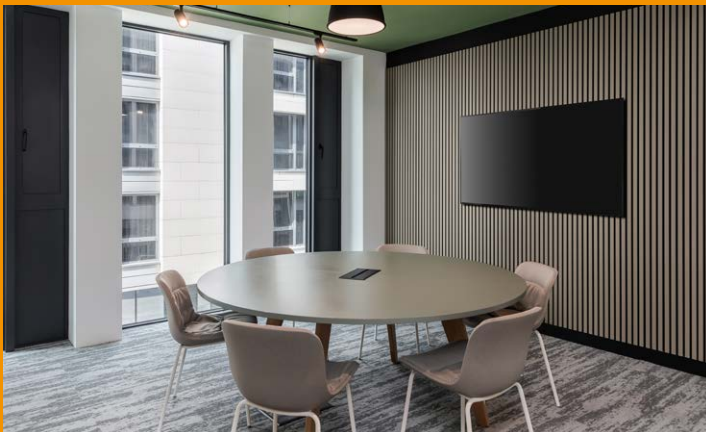
Suite 1	5,589
Suite 2 – COMING SOON (incl private terrace of 527.51 sq ft)	2,763
Whole floor	8,352

IPMS3 Area



SUITE 1

SUITE 2 – coming soon in Q1 2027



PHOTOGRAPHY OF SUITE 1



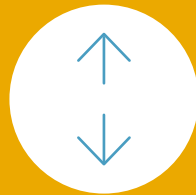
PHOTOGRAPHY OF SUITE 1

A modern office lounge area featuring a large, illuminated circular light fixture hanging from the ceiling. The space includes a curved black sofa with a wooden base, two small wooden side tables, and a light-colored modular sofa in the foreground. The background shows a hallway with green walls and plants. A large yellow and red diagonal graphic is on the right side of the image.

# 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 1:932 SQ FT**  
(MORE SPACE AVAILABLE NEARBY TO RENT)



**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:

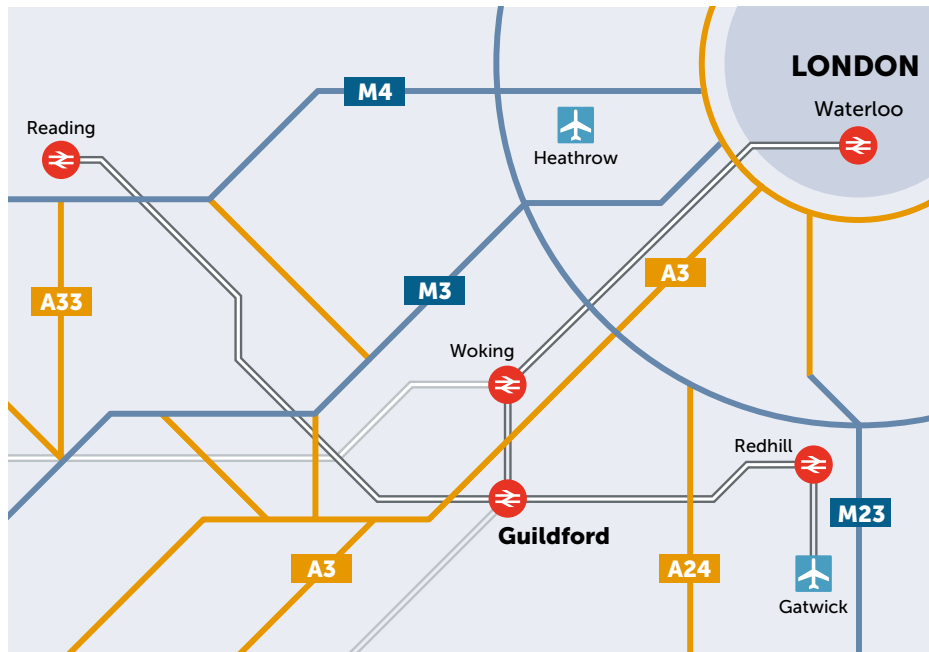
- High performance façade insulation
- High performance double glazing with good internal light quality
- Good acoustic performance through the façade
- VRF system for cooling and heating
- Low water use fittings
- Low energy LED lighting

# 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

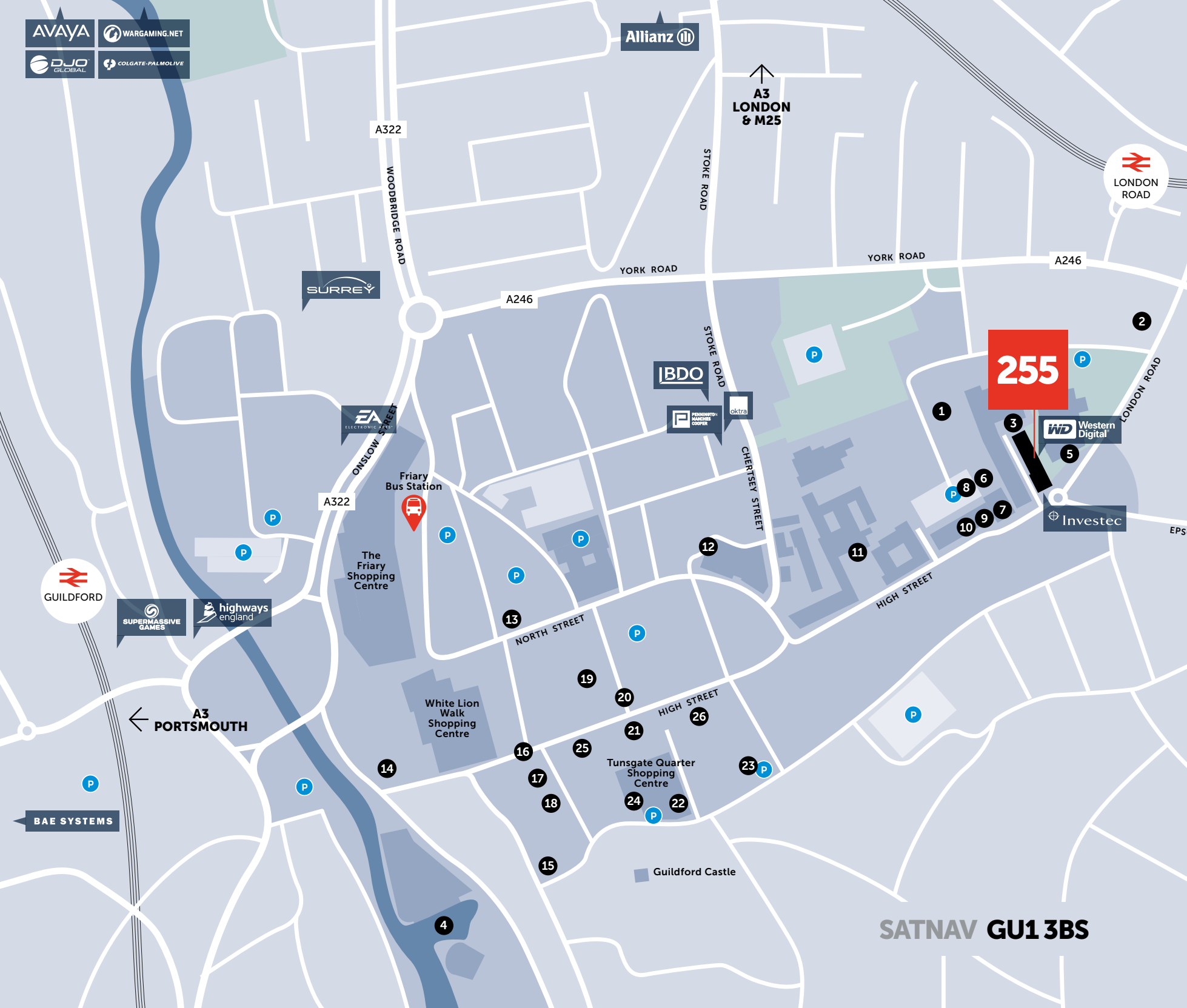
Total travel time: 55 mins

**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 & DRINK

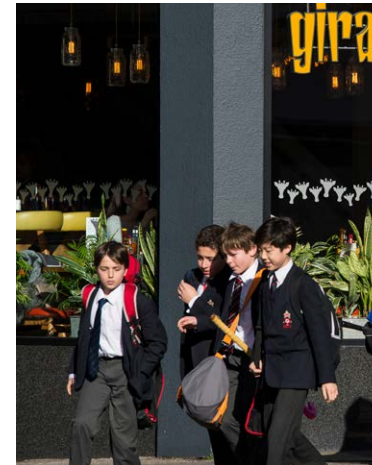
- 5 Rumwong**
- 6 The Long Bar & Grill**
- 7 Esquires**
- 8 Pizza Express**
- 9 Carmona**
- 10 Zizzi**
- 11 Starbucks**
- 12 Sushi Nara**
- 13 All Bar One**
- 14 Wagamama**
- 15 Olivo**
- 16 La Casita**
- 17 Giggling Squid**
- 18 Côte Bistro**
- 19 Bill's**
- 20 Positano**
- 21 Ivy Castle View**
- 22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

SATNAV GU1 3BS

# & VIBRANT



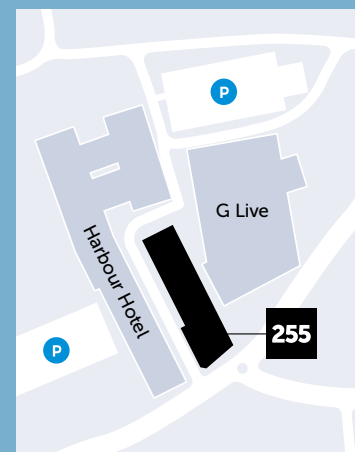
By kind permission of Komo





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.





# GUILDFORD'S LUXURY LIFESTYLE HOTEL

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

THE HEART AND HUB OF THE TOWN, HARBOUR HOTEL GUILDFORD IS HOME TO 183 RECENTLY REFURBISHED ROOMS & SUITES, TWO VIBRANT RESTAURANTS AND BARS, THE ONLY SPA IN TOWN AND UNRIVALLED EVENT FACILITIES.

### HarSPA & Club

Enter a world of relaxation and rejuvenation, with exclusive memberships and spa days available at our HarSPA & Club. Highlights include our expansive two-storey gym with yoga classes and personal training, as well as our outdoor pool, complete with loungers and stress-relieving jets.

### Delicious dining

Inside you'll find two of Guildford's top-rated restaurants - HarBAR and The Long Bar & Grill. HarBAR is the hotel's casual all-day hive of activity, serving from breakfast through to afternoon tea and late-night drinks. At The Long Bar & Grill, discover good times and mood-lit vibes, alongside tender cuts of steak and excellent cocktails.

### Your local event specialist

We've made a name for ourselves in Surrey, with our extensive facilities for special occasions, meetings and events. There are eight flexible and fully equipped event spaces to choose from catering for anywhere between 10 and 250 guests.



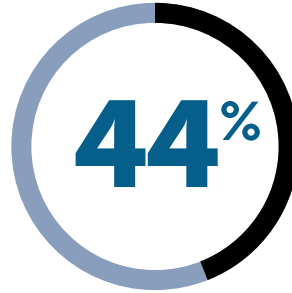
[HARBOURHOTELS.CO.UK](http://HARBOURHOTELS.CO.UK)

# 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.

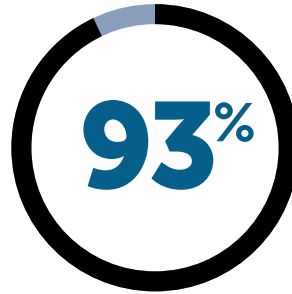
IT IS ALSO HOST TO A EXPANDING CLUSTER OF HIGHLY REGARDED GAMING COMPANIES – TO THE EXTENT THAT GUILDFORD HAS BEEN CALLED "THE HOLLYWOOD OF GAMING".



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).

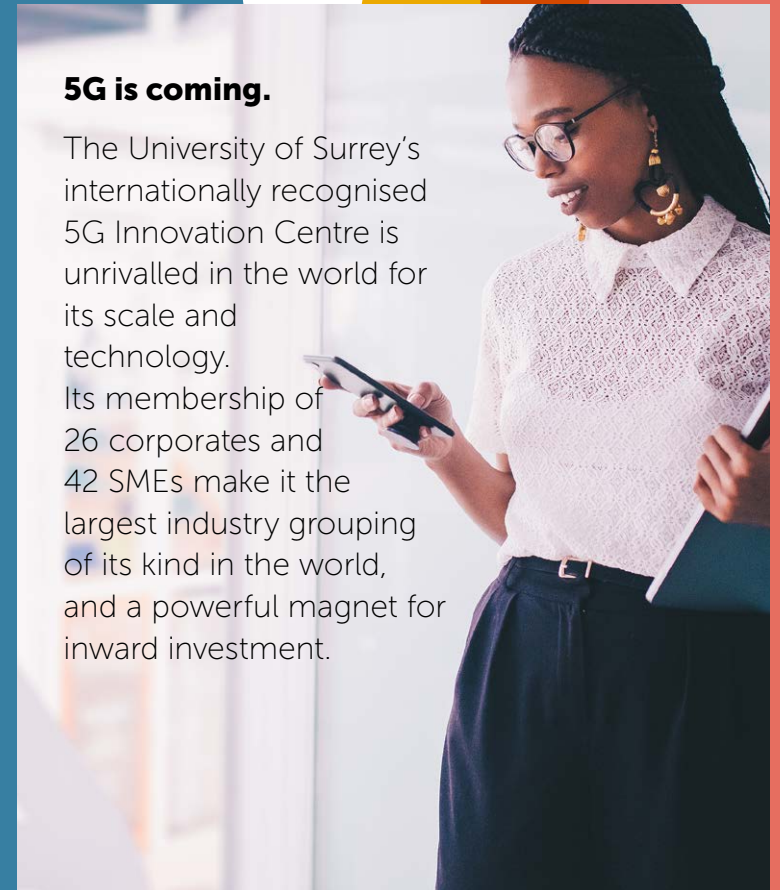


Guildford ranks as the 4th most highly educated town in the UK (UK VITALITY INDEX 2018).

## 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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A DEVELOPMENT BY



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