

BOTTLE WORKS, THE BARS,
GUILDFORD, GU1 4LP

BOTTLE
WORKS

FINAL FLOOR REMAINING

WITH SPACE AVAILABLE FROM
2,927 SQ FT - 9,277 SQ FT

'OPEN, BRIGHT & COLLABORATIVE'

BDO is proud to call Bottle Works home. The open, bright, and collaborative space reflects our commitment to creativity, sustainability, and quality.

With energy-efficient systems supporting our Net-Zero 2050 goal – it's a workplace where employees can feel proud to work and confident in the positive impact they're making.

- Phil Cliftlands, Regional Managing Partner for Guildford & South East



'REALLY CHARACTERFUL'

Being in the workspace business, our own office environment needs to embody how we want clients to view our work. Bottle Works does this for us, perfectly; really characterful, bright space, great attention to detail, superb sustainability credentials.

Stepping into our office creates a real buzz and it has really enhanced our profile in Guildford. We're delighted with our decision to relocate here.

- Mike Murray, Managing Director



'RE-ENERGISED THE BUSINESS'

Penningtons are delighted with our move to Bottle Works. Being on a bright, open-plan floor has really re-energised the business, and our clients love visiting us here.

As a commuting cyclist, I also love the "end of journey" facilities – secure bike storage under the building, plenty of showers, towel service - and the all-important heated lockers!

- Sam Davies, Partner



UNBOTTLE YOUR POTENTIAL



Bottle Works represents a genuine step-change for the Guildford office market.

Designed by Hale Brown Architects, the development combines the historical character of the original structures with market-leading ESG credentials, to deliver a compelling solution for forward-thinking businesses.

Superbly located at the heart of the town centre, Bottle Works benefits from an unrivalled combination of green space, cafes, retailing and all that Guildford has to offer.



BRIMMING WITH HISTORY

Many of us will remember the 'good old days' where a bottle of fresh milk would be waiting on your doorstep in the morning. But did you know that Guildford was home to one of the largest bottling depots in the country?

Bottle Works in the early 1970s was home to the Unigate Depot, where used glass milk bottles were sterilised, inspected, refilled and then delivered across Guildford and Woking.



FIRST IMPRESSIONS LAST



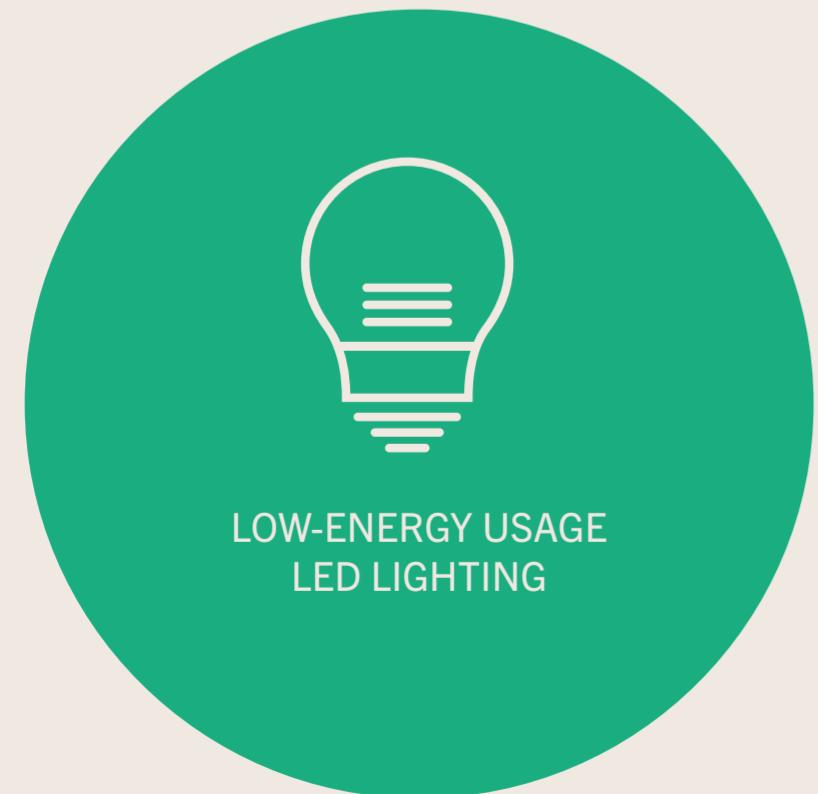
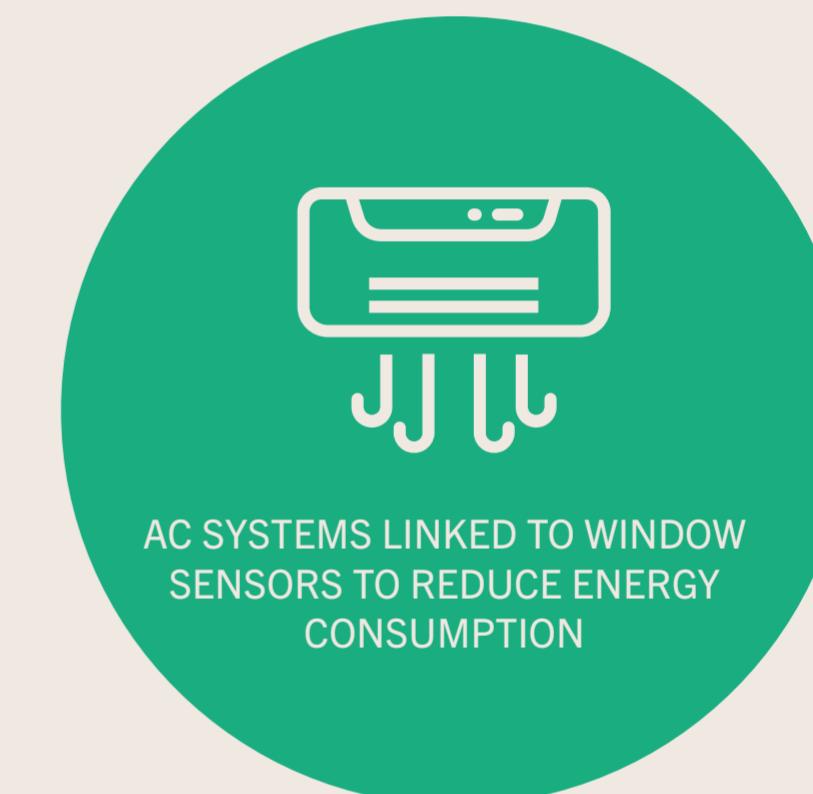
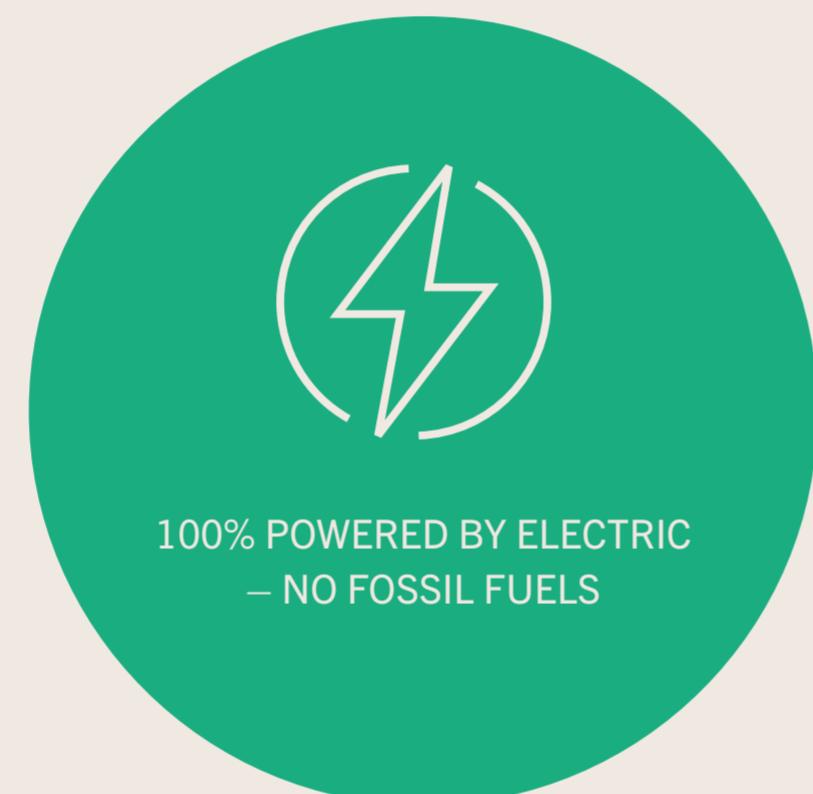
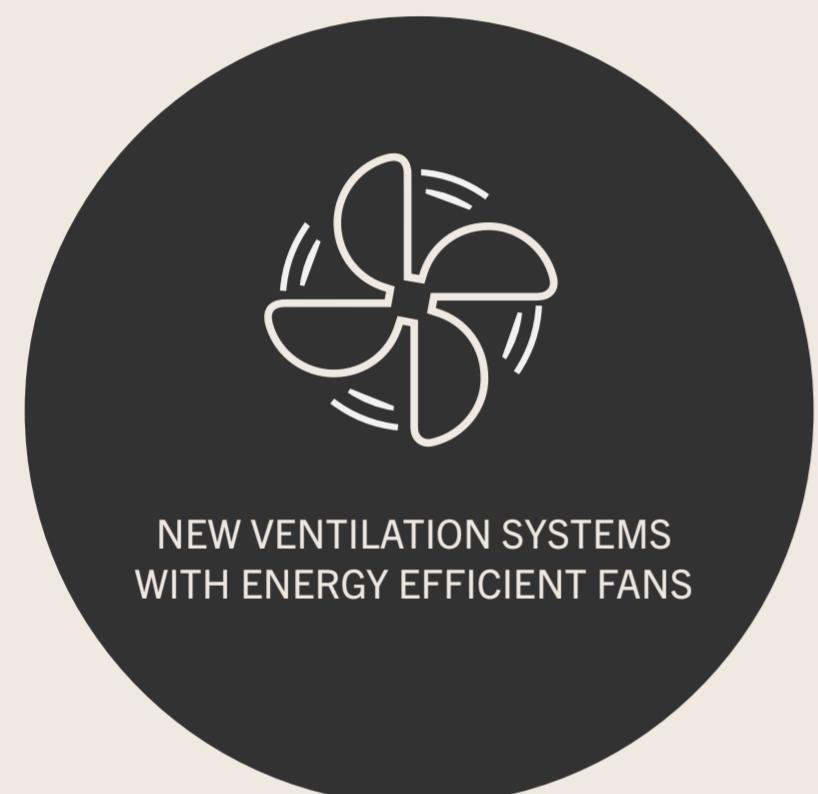
A PLACE TO CHURN IDEAS

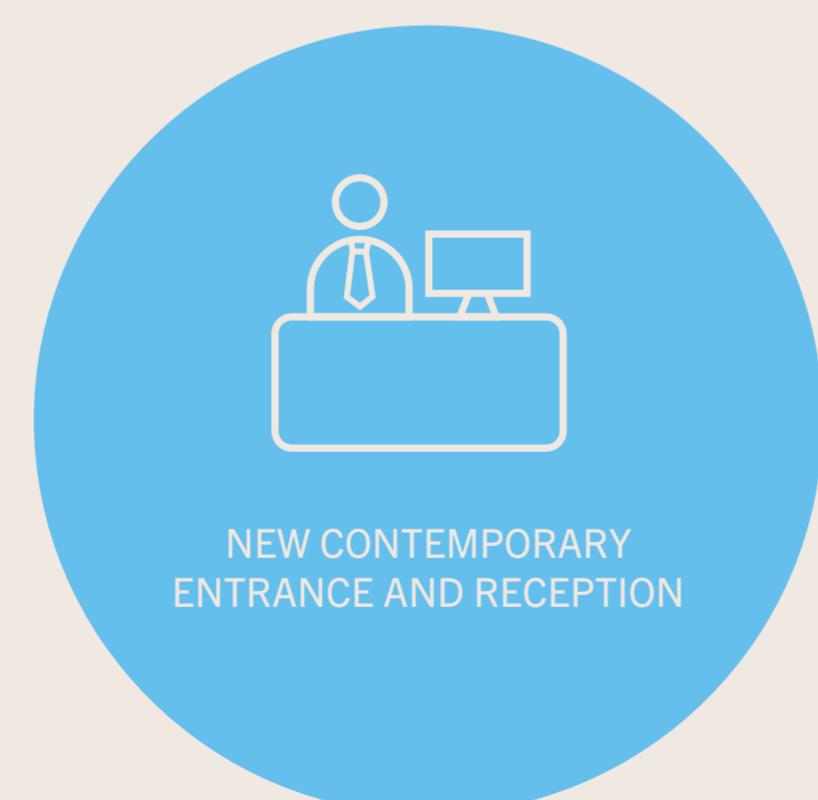
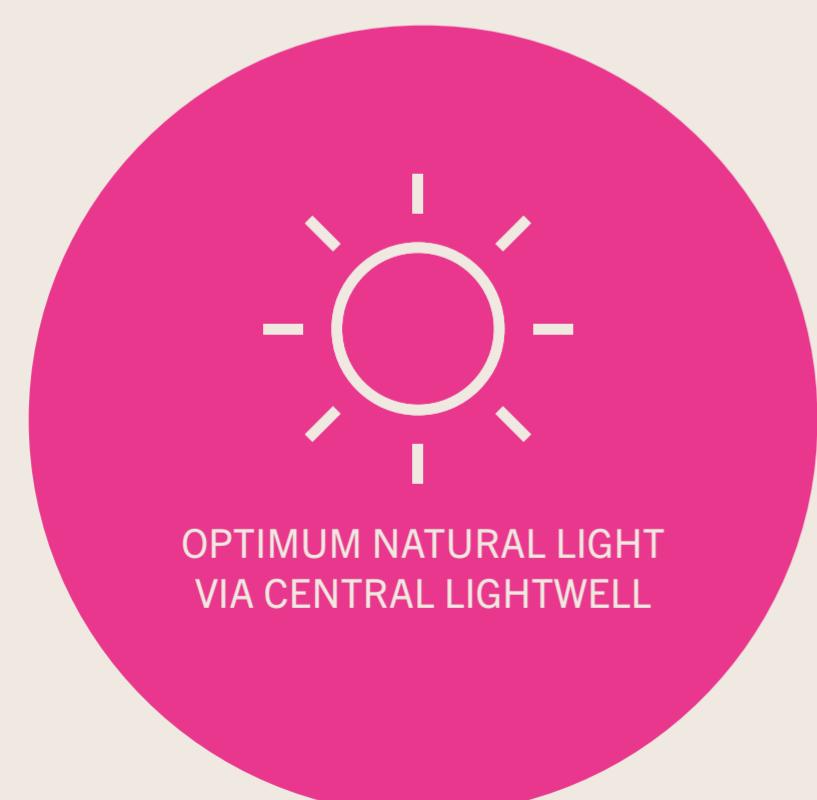
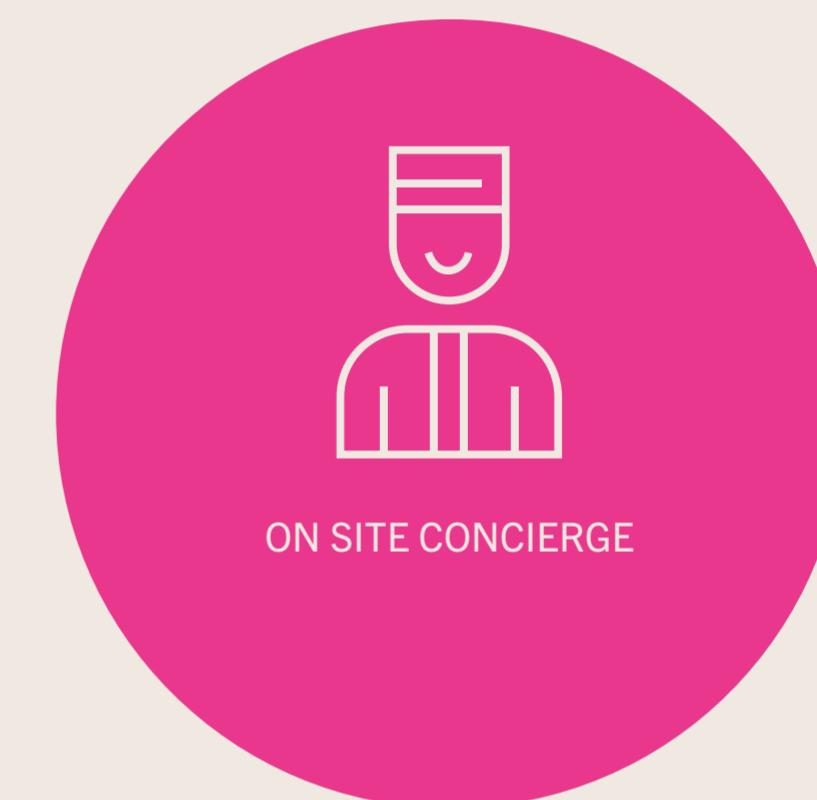
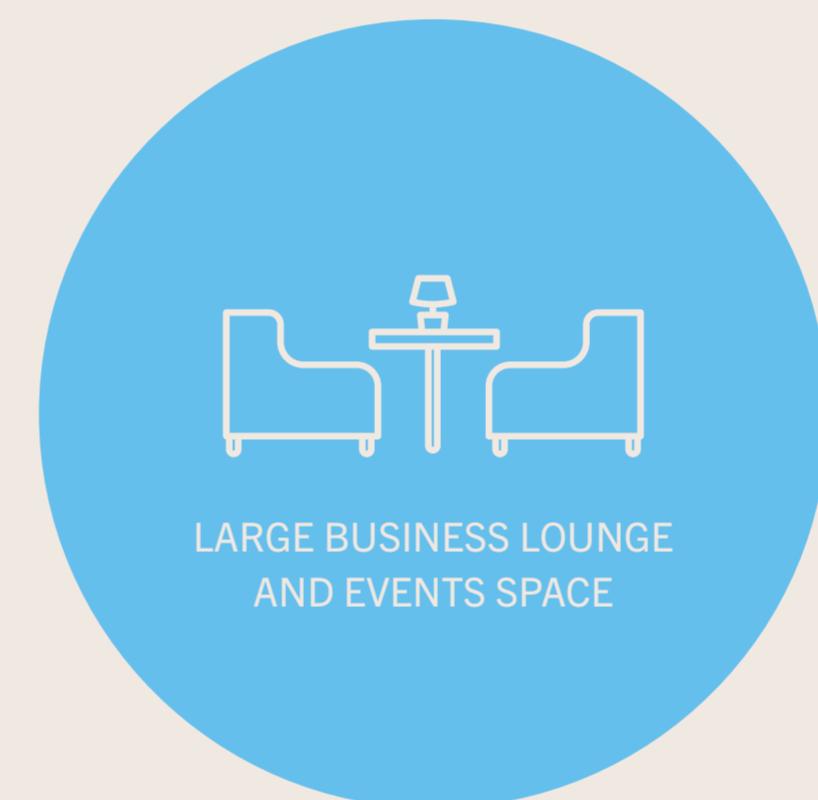
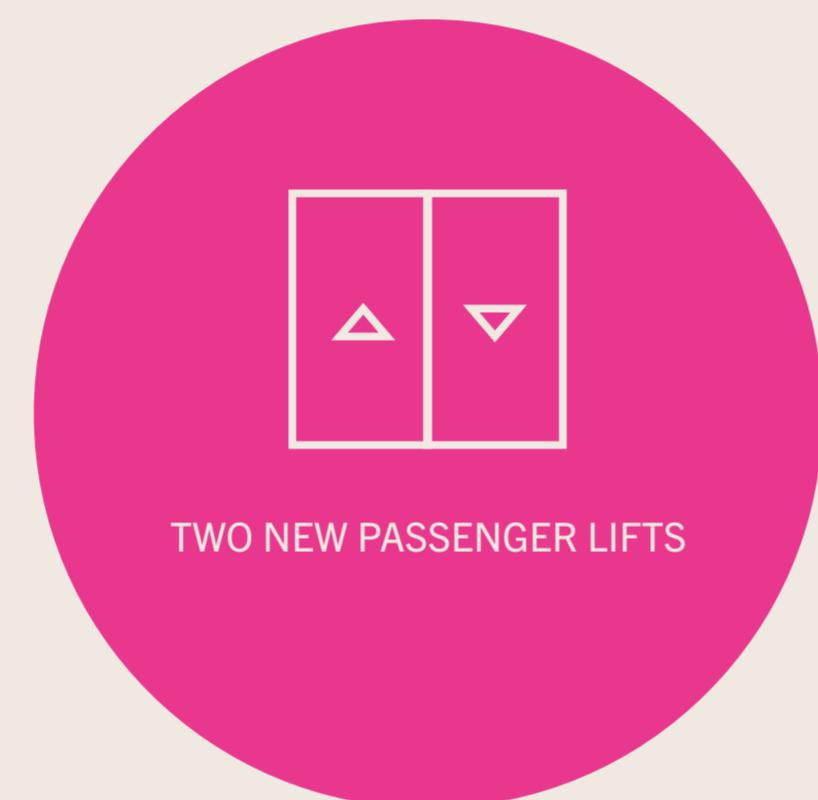
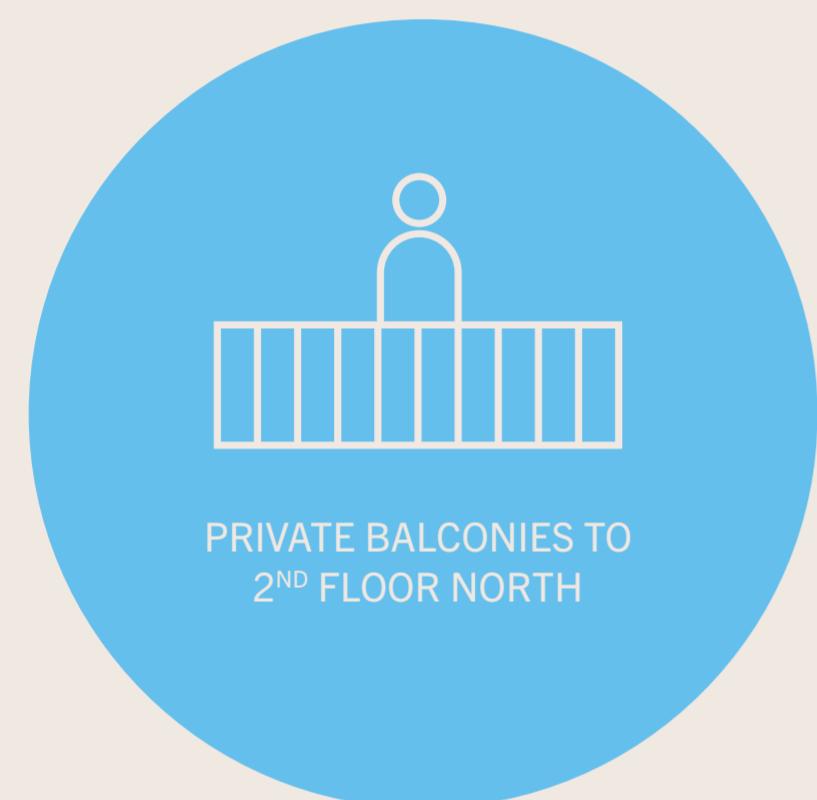




SPACE WHERE
IDEAS FLOW

**FULL OF NATURAL
GOODNESS**





FROM THE GROUND UP

Bottle Works offers a unique configuration providing for single or multi-letting, and flexibility for a range of business needs.

The central lightwell and business lounge glazing panels bring natural daylight to the very heart of the building.

Communal spaces are generous, both inside and out, with the business lounge and sizeable reception complemented by the new multi-level, south-west facing terrace and gardens.

ACCOMMODATION

FLOOR	NORTH WING	SOUTH WING	TOTAL
Second	9,277 (185 sq ft terraces)	TRINITYBRIDGE	9,277
First	BDO	SPATIALBUZZ	LET
Ground	PENNINGTONS	OKTRA	LET
Total Office Space (sq ft approx)		9,277	

All areas are approximate and in accordance with RICS IPMS3 measuring standards



FLOOR PLANS

GROUND FLOOR

NORTH **LET** SOUTH **LET**



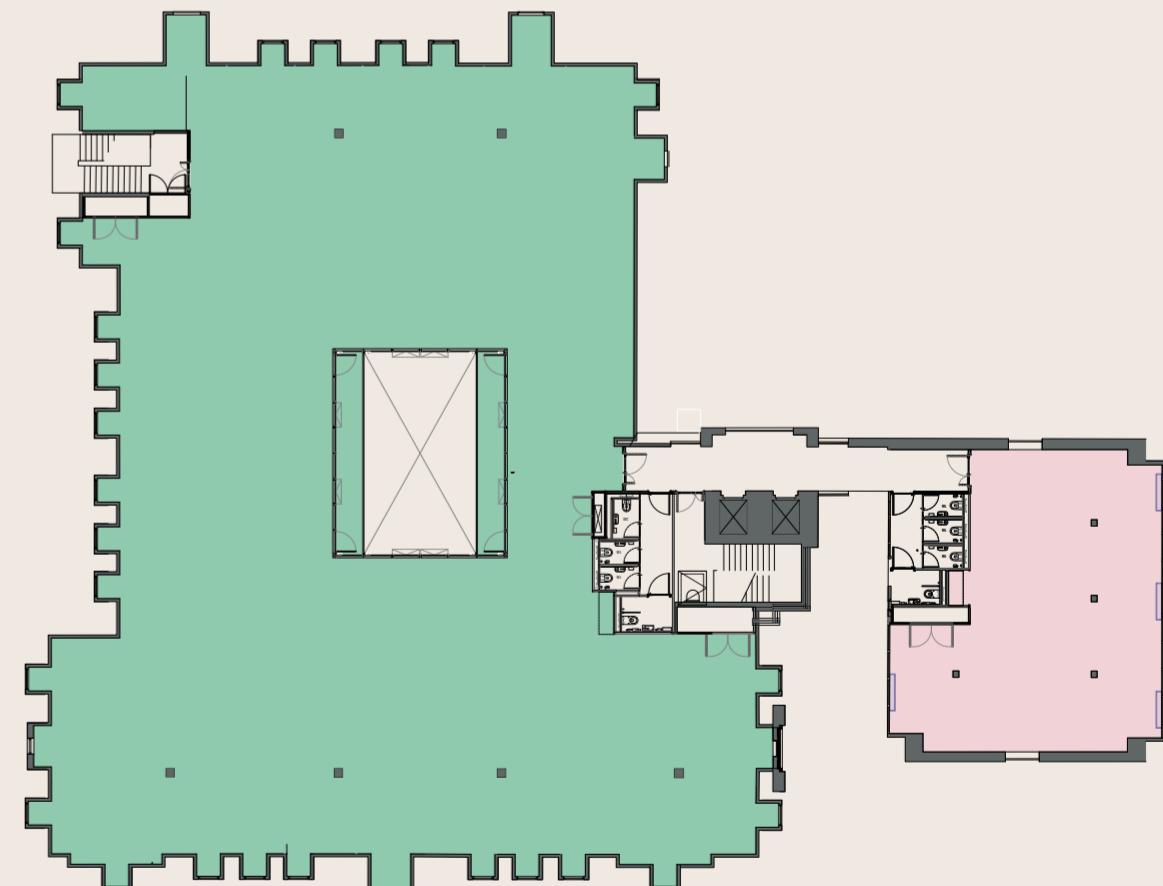
FIRST FLOOR

NORTH **LET** SOUTH **LET**



2ND FLOOR

NORTH **9,277 SQ FT** SOUTH **LET**



2ND FLOOR NORTH WING – POTENTIAL SPLIT OPTION

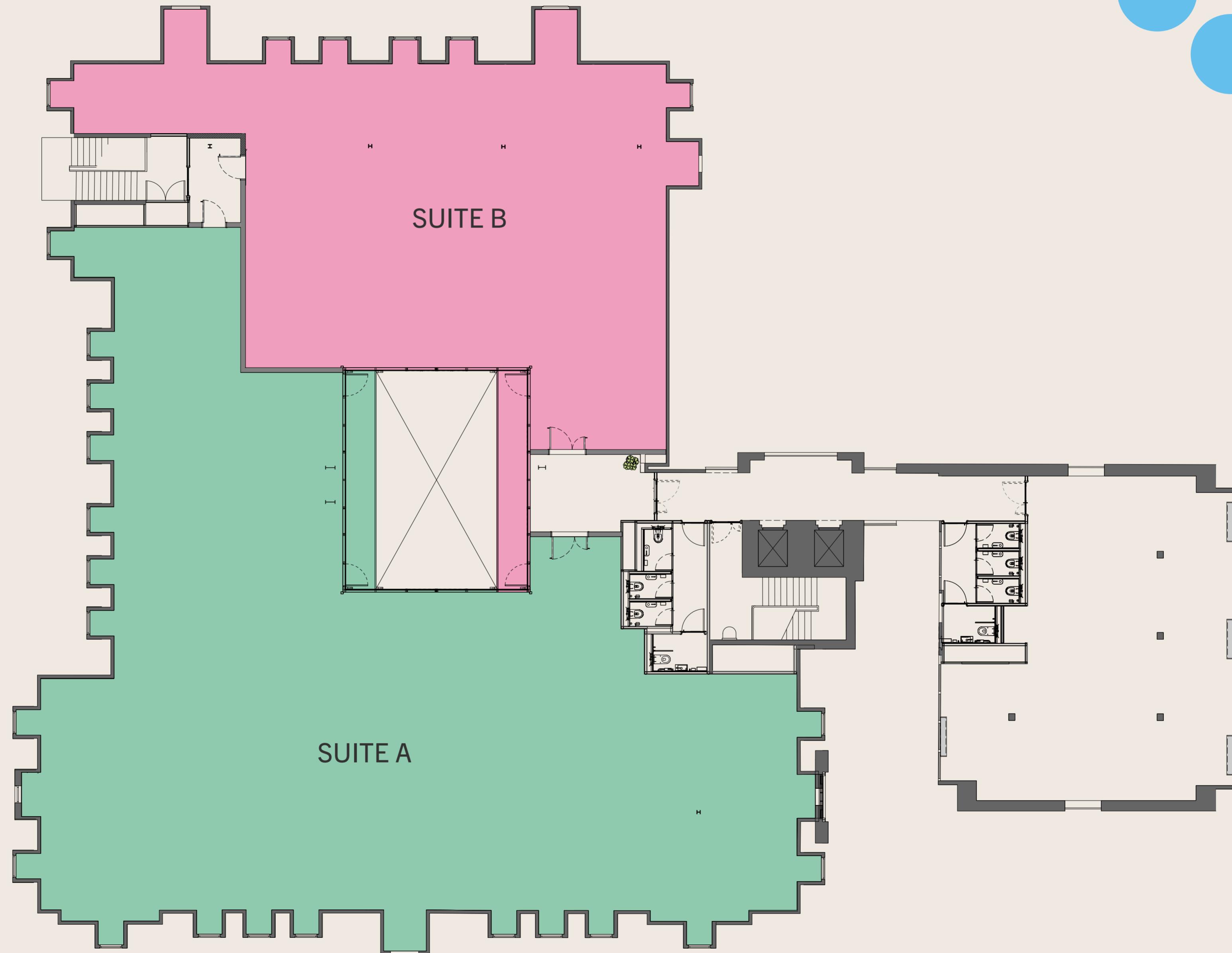
SUITE A

5,737 SQ FT

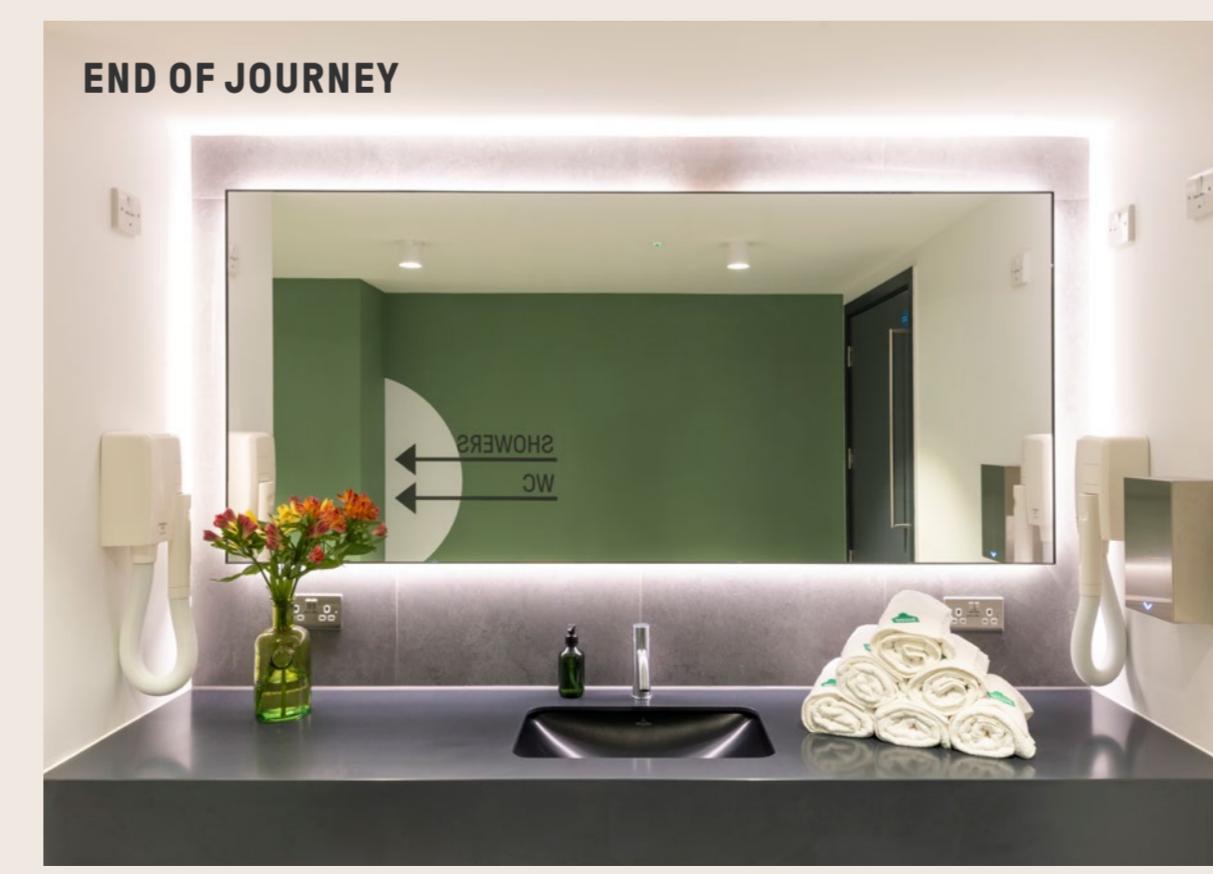
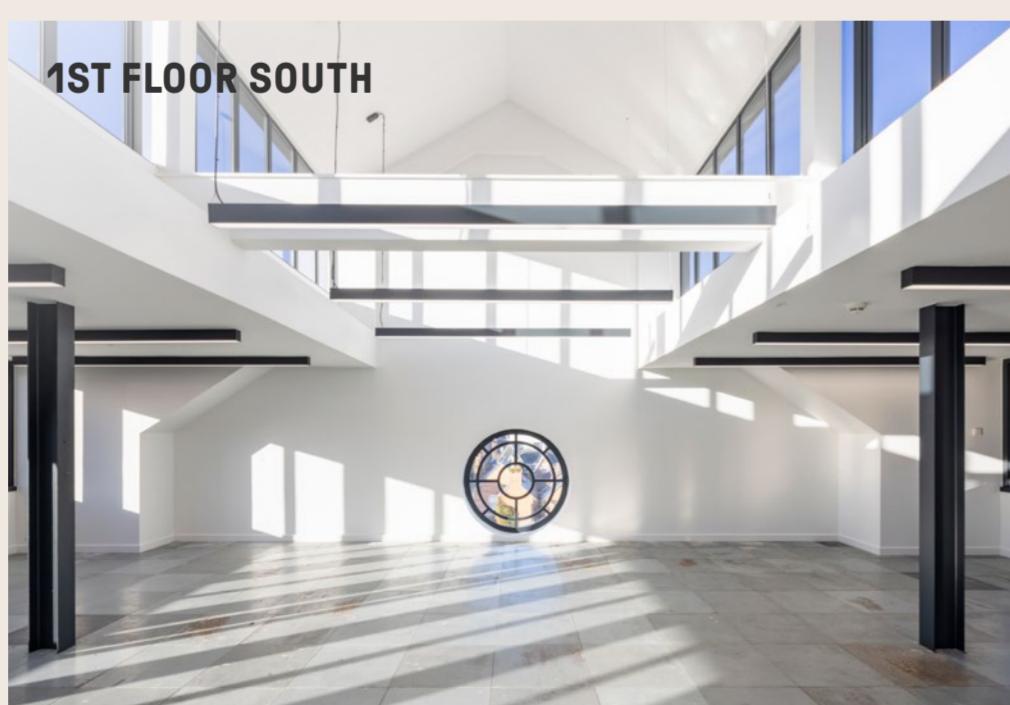
SUITE B

2,927 SQ FT

* APPROXIMATE SIZES



ATTENTION TO DETAIL



LOCATED IN THE
HEART OF GUILDFORD

CULTURED & CONNECTED

RESTAURANTS ●

- 01. The Ivy Asia
- 02. Bills
- 03. The Long Bar & Grill
- 04. Rumwong Thai
- 05. Pizza Express
- 06. Carmona
- 07. Zizzi
- 08. Sushi Nara
- 09. All Bar One
- 10. Wagamama
- 11. La Casita
- 12. Giggling Squid
- 13. Positano
- 14. Tattam's

CAFES ●

- 01. Pret A Manger
- 02. Cocoa Patisserie & Coffee
- 03. Canopy Coffee
- 04. The Hideaway Café
- 05. Esquires
- 06. Starbucks

ENTERTAINMENT ●

- 01. G Live
- 02. Yvonne Arnaud Theatre
- 03. Guildford Museum
- 04. Guildford Castle
- 05. The Electric Theatre
- 06. Odeon Cinema

GYMS ●

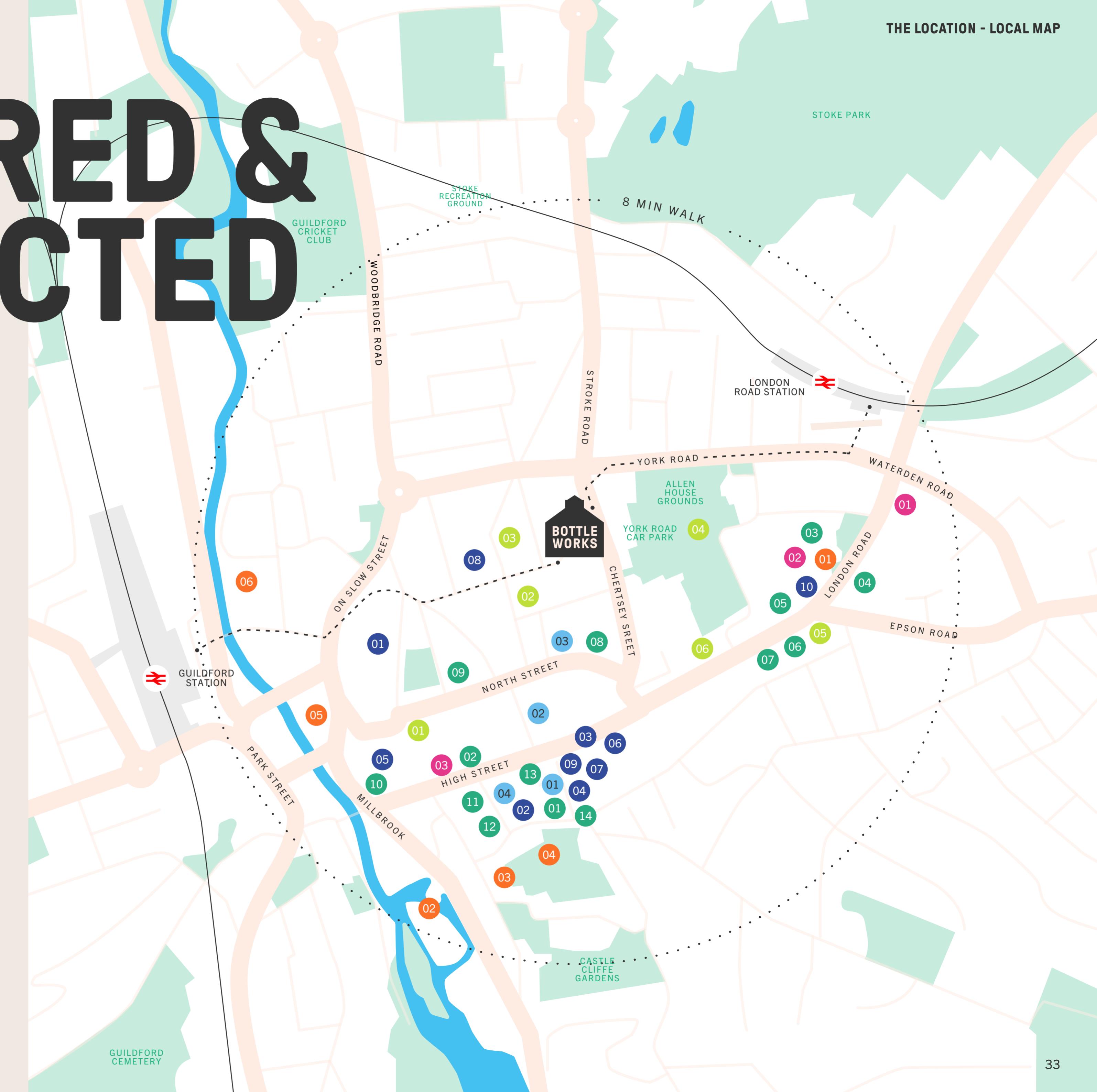
- 01. 1Sculpt Fitness
- 02. MASK Personal Training
- 03. Field of Fitness

HOTELS ●

- 01. The Mandalay Hotel
- 02. Guildford Harbour Hotel
- 03. The Angel Hotel

SHOPPING ●

- 01. The Friary
- 02. Tunsgate Quarter
- 03. Guildford High Street
- 04. Tunsgate Square
- 05. Phoenix Court
- 06. BOSS
- 07. Molton Brown
- 08. Waitrose
- 09. Sainsbury's
- 10. Co-op
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ON YOUR DOORSTEP

Guildford is the primary leisure and retail destination in Surrey and boasts a wealth of shopping, plus plenty of places to eat and drink, all right on your doorstep at Bottle Works.

Nearby you will find yourself surrounded by greenery including Stoke Park just up the road. You can swim in the local Lido or at the nearby Spectrum Leisure Centre. The beautiful central Surrey Hills, North and South Downs are only a short drive away.

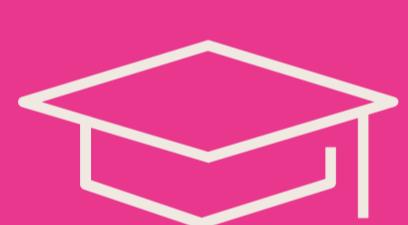
It's all here in Guildford, the historic heart of Surrey.



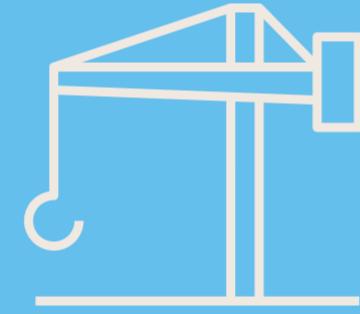


MIX BUSINESS
WITH PLEASURE

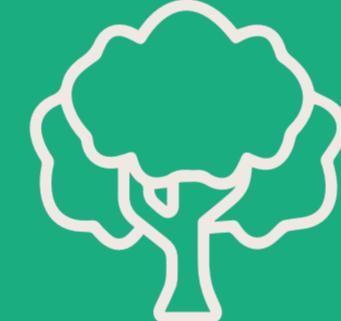
UNBOTTLE YOUR BUSINESS POTENTIAL IN GUILDFORD



Home to the University of Surrey and the University of Law



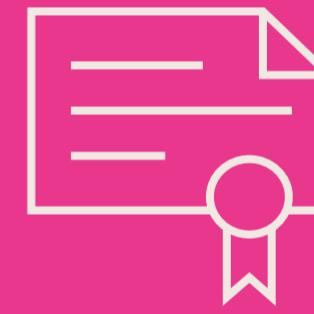
£200 million redevelopment of Guildford Station



89% of Guildford Borough is in the Green Belt



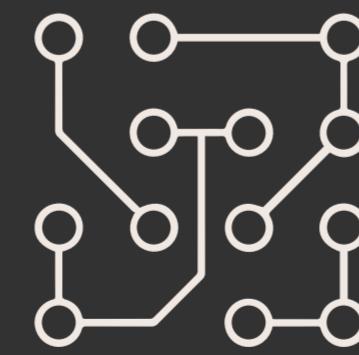
23% higher rate of active businesses per 10,000 population than the rest of the South East



Almost 50% of the working age population is qualified to degree level or above



GDP per capita 15% above the UK average



A leading knowledge economy cluster, incl. gaming, bioscience, & aeronautics



One of the top 10 happiest places to live in the South East (Rightmove 2022)

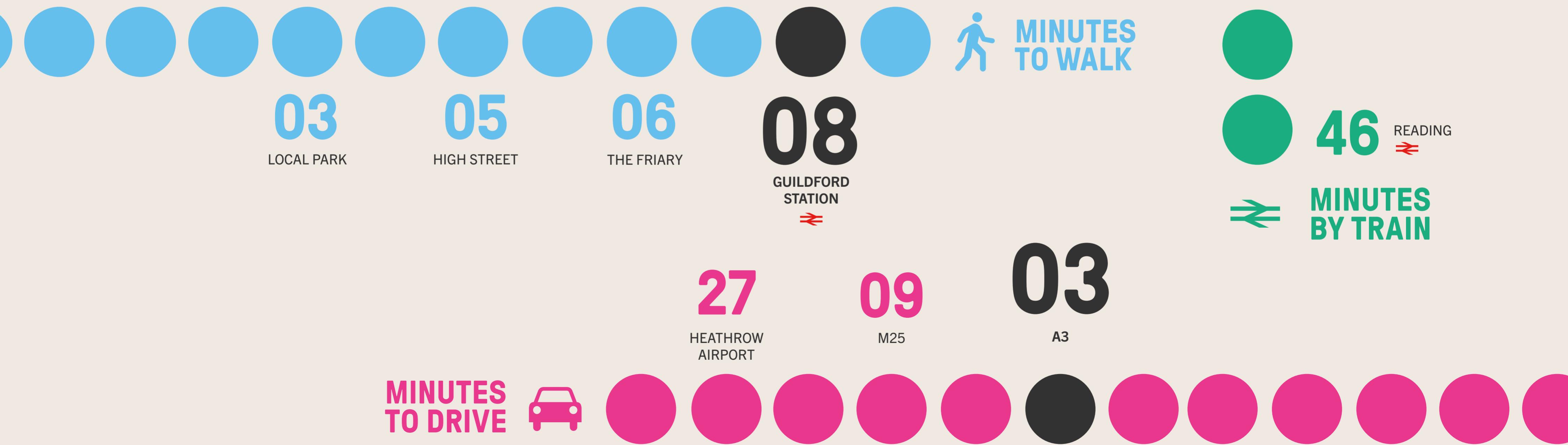


Unemployment of just 3% compared to national average of 4.8%

FURTHER AFIELD

Guildford is extremely well-connected both locally and nationally. The town is situated adjacent to the A3, close to the M3 and M25 motorways, providing fast access to London, the South Coast and the wider motorway network.

International flights from Heathrow and Gatwick airports are also within easy reach.





bottle-works.co.uk

DEVELOPER



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