

RANGER HOUSE

GUILDFORD
GU1 4UL



CGI entrance

**COMPREHENSIVELY REFURBISHED
GRADE A OFFICES** AVAILABLE TO
LET IN THE HEART OF GUILDFORD,
ADJACENT TO THE RAILWAY STATION,
AND FORMING PART OF THE TOWN'S
WIDER REGENERATION.

AVAILABLE FOR
OCCUPATION
DECEMBER 2025



RANGER HOUSE: THE FUTURE OF WORKSPACE IS TAKING SHAPE IN GUILDFORD

Guildford is renowned for its ability to attract occupational demand from all sectors due to its impressive connectivity, wide range of amenities and thriving population. It has become particularly popular for professional services, gaming, aeronautical and bioscience industries. Offering newly refurbished 10,000 sq ft floorplates, Ranger House provides a rare opportunity to those occupiers looking to benefit from all of the above and best-in-class office accommodation.

THE BUILDING:
MODERN INTERIORS
FOR FORWARD
THINKING BUSINESSES.

SPACE TO GROW WITH 10,000 SQ FT FLOORPLATES

The available space at Ranger House is currently undergoing a transformative refurbishment, which will complete before the end of 2025. We're delivering top tier workspace by a B-Corp certified contractor that's perfectly tailored to the needs of modern professionals, providing an environment designed for ultimate productivity and comfort.



CGI third floor



A COMBINATION OF NATURAL
MATERIALS, TACTILE TEXTURES,
AND A BIOPHILIC PALETTE
CREATES CALM AND FOCUS

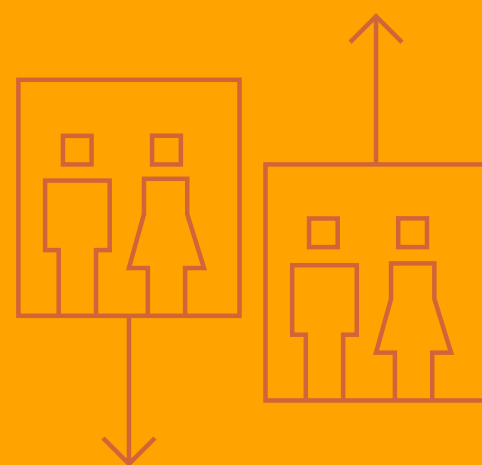
SPECIFICATION



Targeting EPC 'A'



VRF Multi Zone AC
System



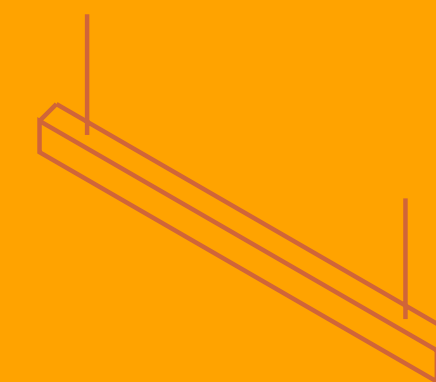
2 x 8-person
passenger lifts



Full access raised
floors



Exposed services



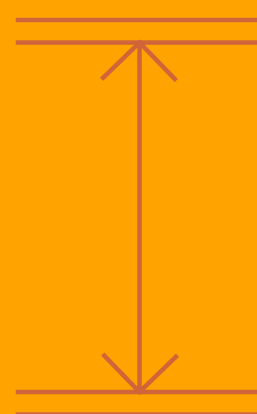
Pendant LED lighting



Enlarged concierge
reception



State of the art
shower facilities



3.3m floor to
ceiling height



Communal
landscaped garden



Full height atrium



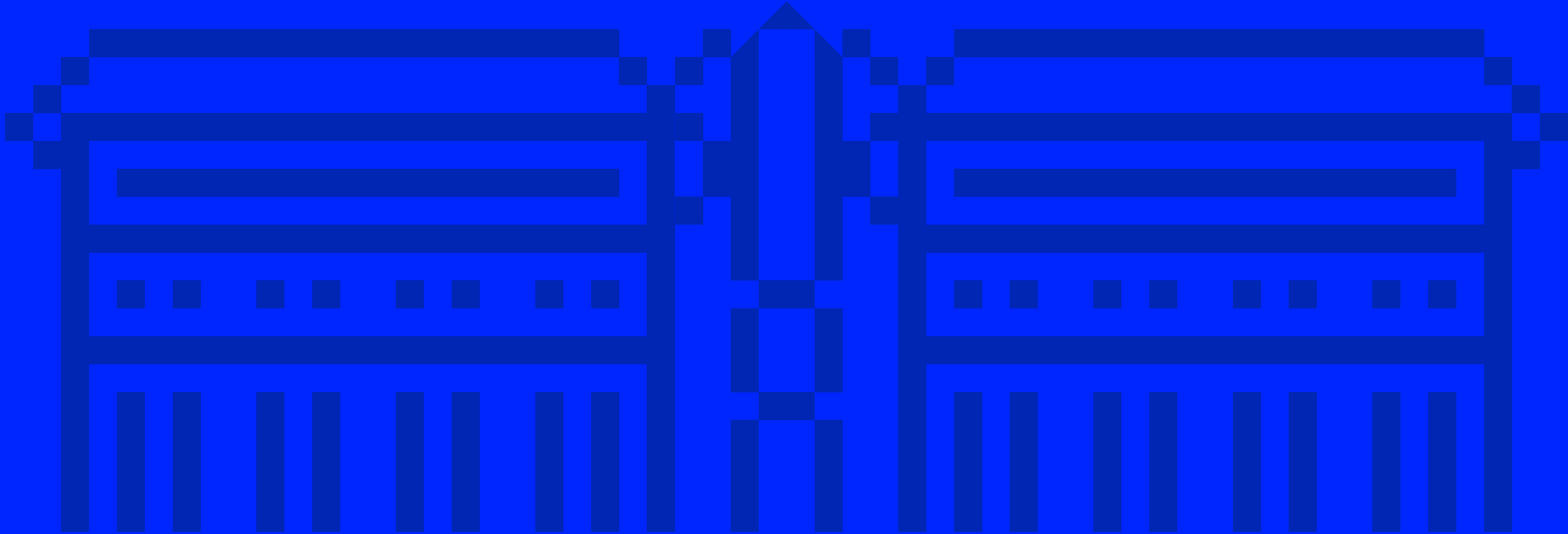
Parking spaces
(1:500 sq. ft ratio)

AVAILABILITY

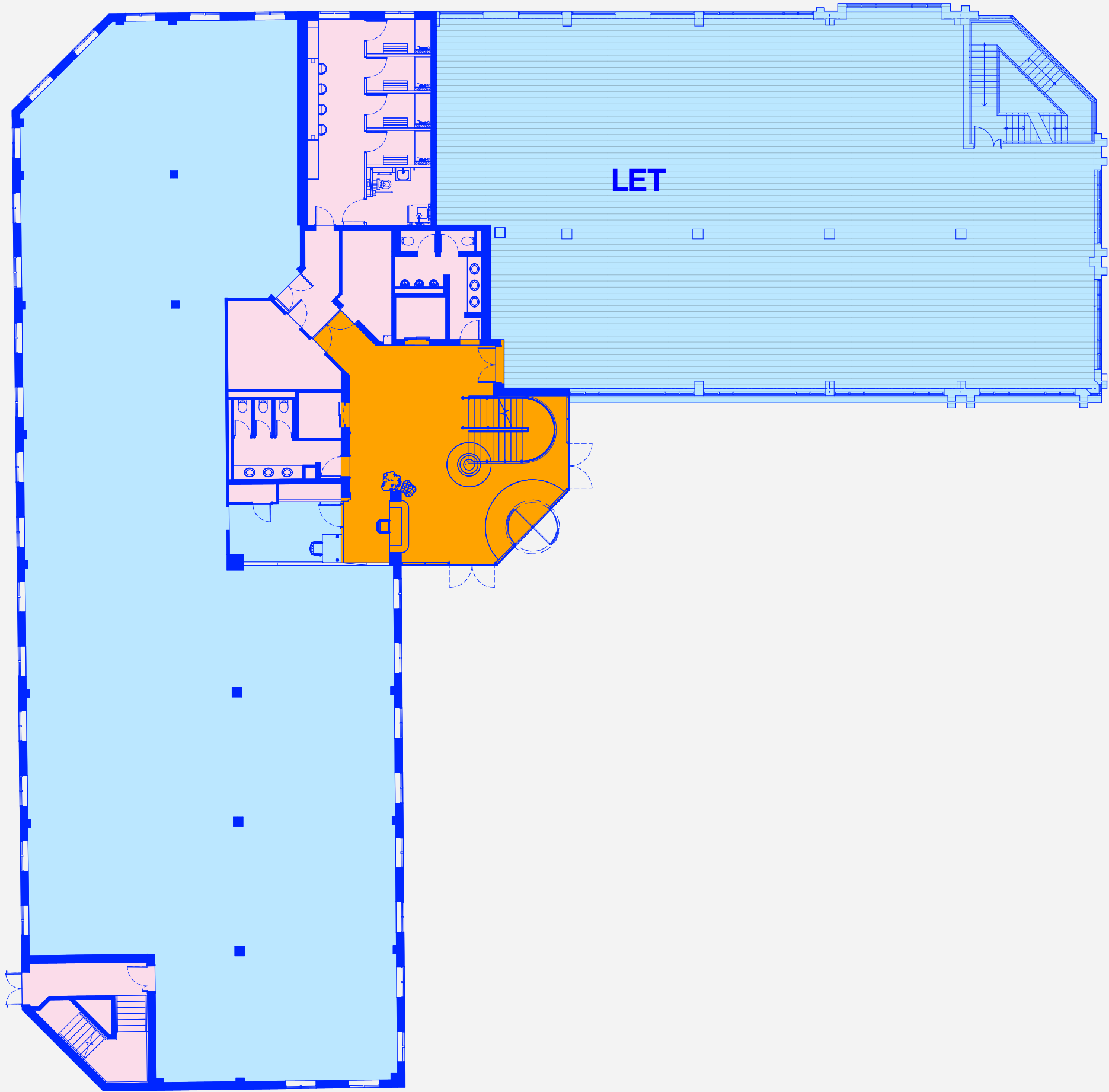
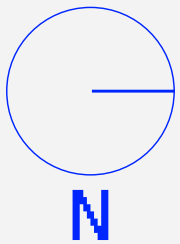
A variety of open plan desk layouts, meeting rooms, and booths combine with modern breakout spaces and hotdesking options.

THIRD FLOOR:
10,493 SQ FT

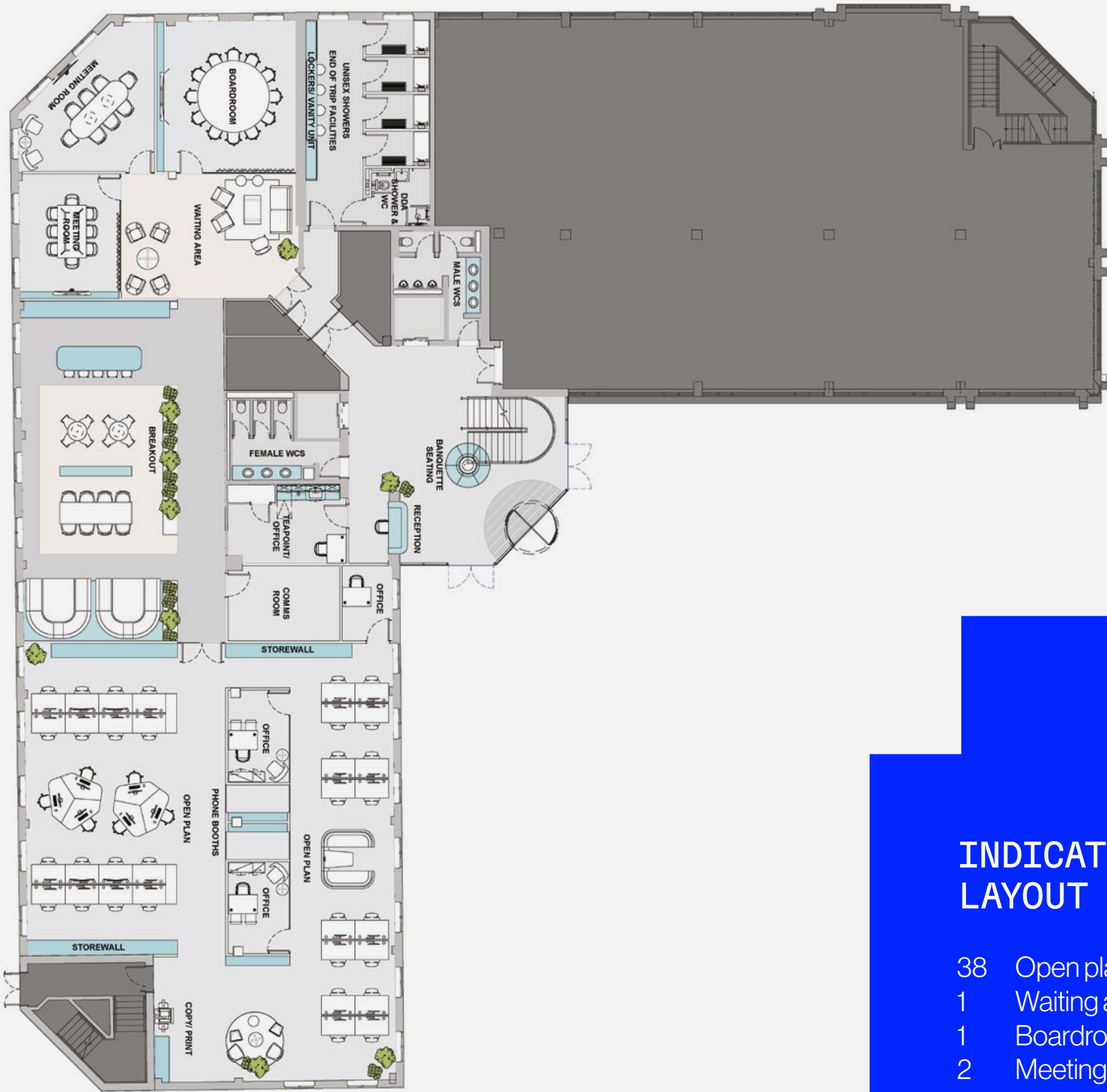
PART GROUND FLOOR:
4,959 SQ FT



PART GROUND FLOOR:
4,959 SQ FT



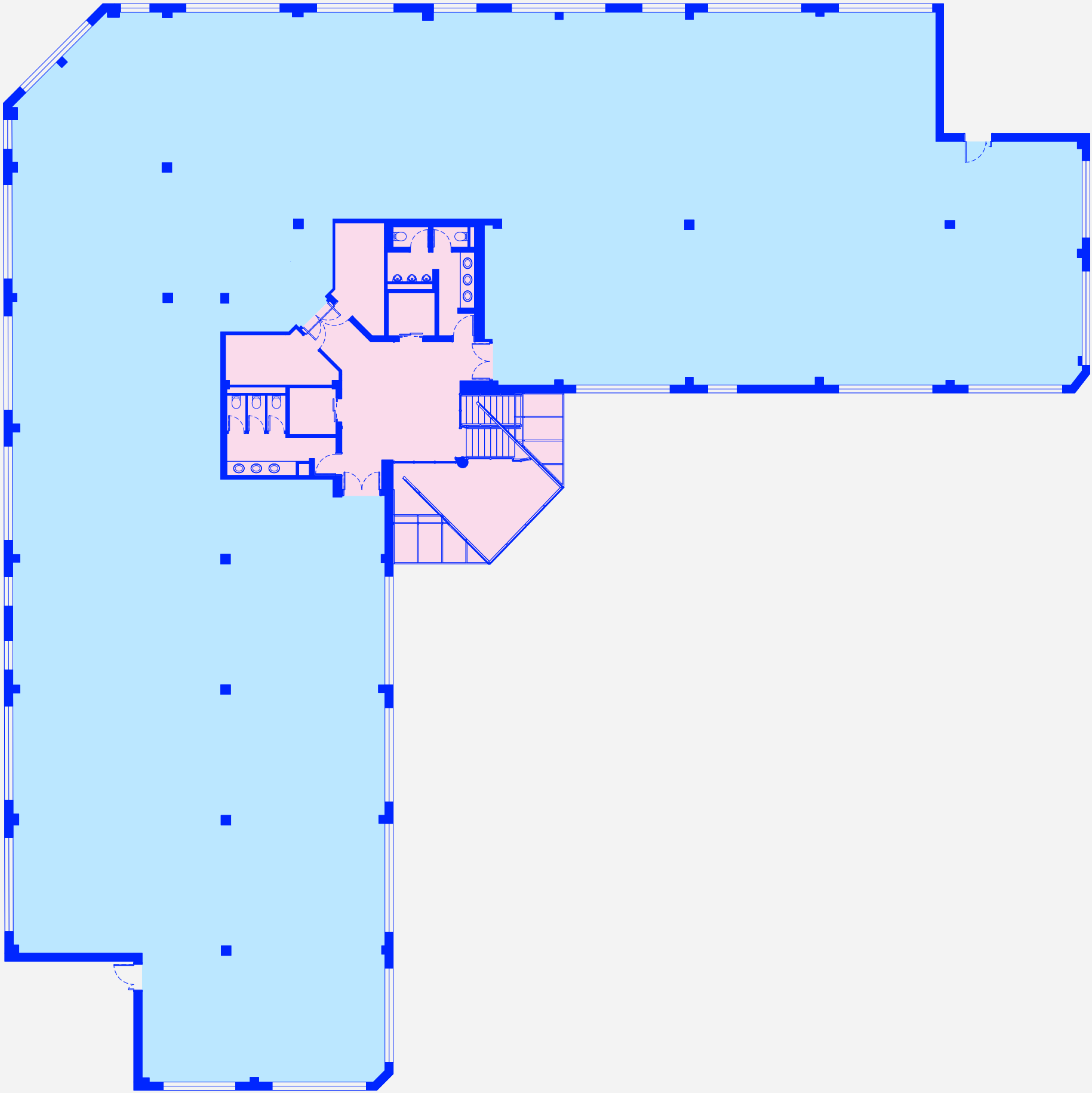
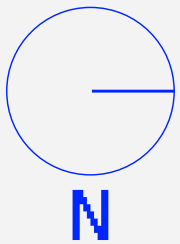
Office Core Reception



INDICATIVE
LAYOUT

- 38 Open plan desks
- 1 Waiting area (9p)
- 1 Boardroom (12p)
- 2 Meeting room (8p)
- 1 Breakout area (33p)
- 2 Collab/agile area (4p)
- 2 Phone booth (1p)
- 3 Private office (1p)
- 1 Comms room

THIRD FLOOR:
10,493 SQ FT



Office Core



INDICATIVE
LAYOUT

- 94 Open plan desks
- 1 Boardroom (16p)
- 1 Meeting room (10p)
- 1 Meeting room (8p)
- 1 Meeting room (6p)
- 1 Meeting room (4p)
- 1 Breakout (48p)
- 1 Quiet zone (21p)
- 1 Lounge (9p)
- 2 Collab/agile area (8 & 5p)
- 2 Phone booth (1p)
- 1 Quiet booth (2p)
- 2 Phone pod (2p)
- 1 Comms room

THE AMENITIES: ENHANCED FOR WELLBEING AND WORKPLACE PRODUCTIVITY

Ranger House offers a comprehensive suite of upgraded amenities designed to support your team. We've introduced newly landscaped outdoor areas, creating refreshing green spaces for relaxation and informal collaboration right outside the building. Inside, you'll find state of the art end of trip facilities, a welcoming new reception, and ample parking, all with the convenience of 24-hour access.



THE LOCATION:
UNRIVALLED
CONNECTIVITY IN THE
HEART OF GUILDFORD.

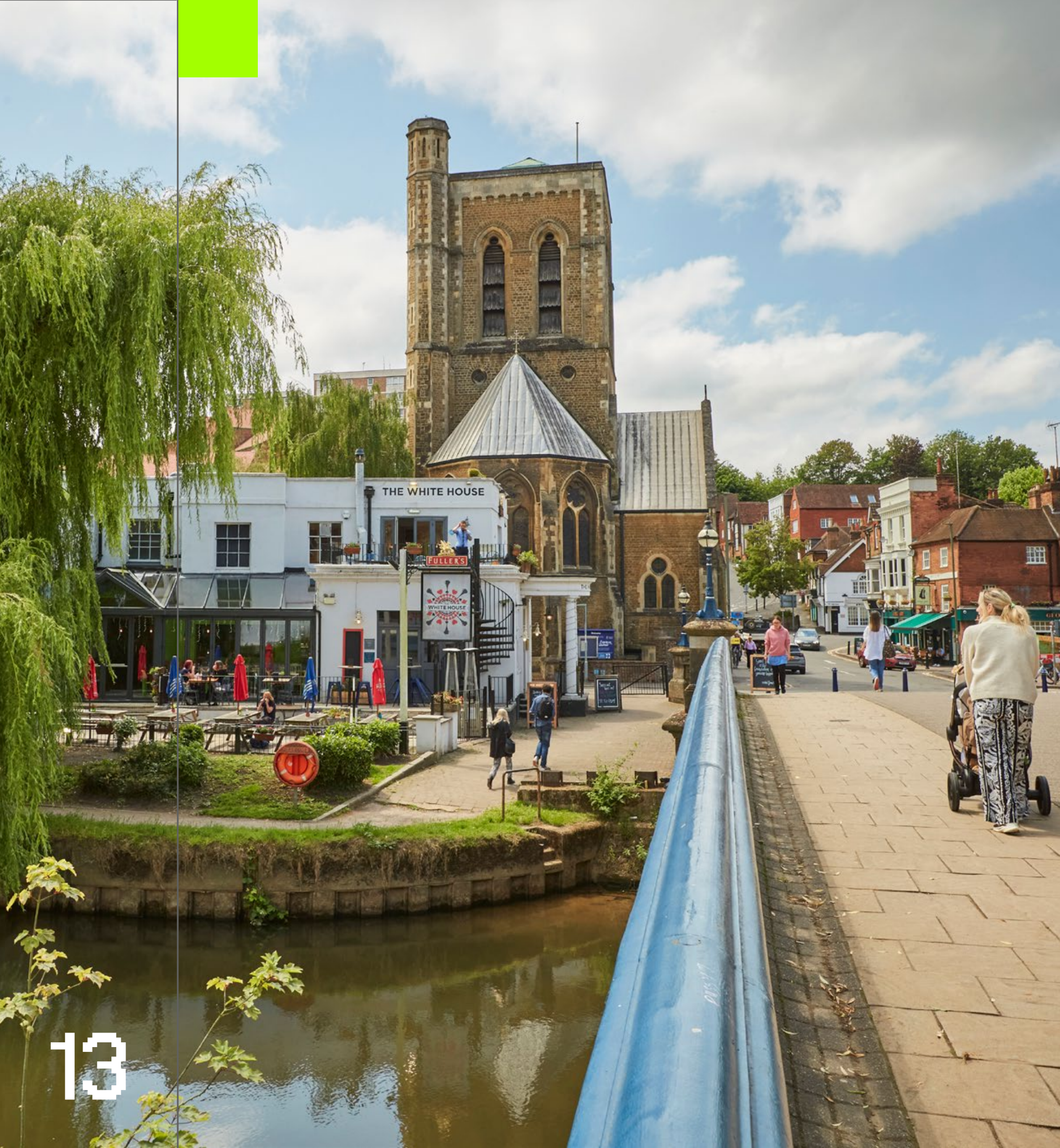


Long recognised as a prime location in London's Green Belt, Guildford is known for its excellent quality of life, frequently making it onto Best Places To Live lists. The combination of its attractive market town architecture and its proximity to open spaces like the North Downs means its popularity shows no signs of dwindling,



THE TOWN THAT GETS
DOWN TO BUSINESS

THE TUNSGATE QUARTER AND
THE FRIARY OFFER A WIDE
VARIETY OF WELL-KNOWN
SHOPPING AND DINING OPTIONS



AMENITIES:

RESTAURANTS

- 01 The Ivy Castle View
- 02 The Thai Terrace
- 03 La Casita
- 04 Yori
- 05 Gordos
- 06 The Guilford Townhouse
- 07 Positano
- 08 Olivio
- 09 Piattini Kitchen & Cocktails
- 10 Blue Sardinia
- 11 Megan's by the Castle
- 12 Rosa's Thai
- 13 Ivy Asia
- 14 Cosy Club

PUBS & BARS

- 01 The Britannia
- 02 The Royal Oak
- 03 The Rodboro Buildings
- 04 Kerrera Craft Beer & Gin Bar
- 05 The White House
- 06 Corkage Wine Shop & Bar
- 07 Three Pigeons
- 08 All Bar One
- 09 George Abbot
- 10 The Kings Head

COFFEE

- 01 Street Cups
- 02 Fridas Coffee House
- 03 Canopy Coffee
- 04 Black Sheep Coffee
- 05 Harris + Hoole
- 06 Fresco DeliKafessen
- 07 The Boathouse Cafe

FITNESS

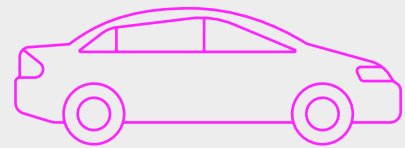
- 01 Pure Gym
- 02 Anytime Fitness
- 03 1Sculpt Fitness Guildford





£150M STATION QUARTER
REDEVELOPMENT NEXT DOOR

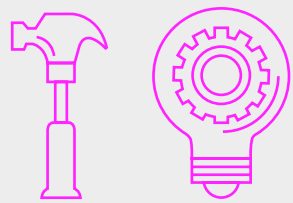
Ranger House is a landmark building right next door to Guildford's centrally located train station. The station and its surrounds are currently undergoing a £150m Station Quarter redevelopment bringing more business and connection to this much-loved Surrey town, superbly located within striking distance of London.



388 CAR PARKING SPACES
FOR RAIL USERS



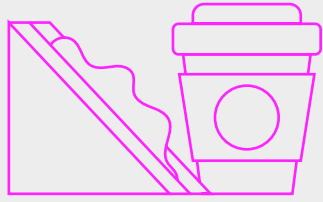
536 CYCLE SPACES
FOR STATION USERS



AROUND £25M OF STATION
IMPROVEMENTS



438 NEW HOMES

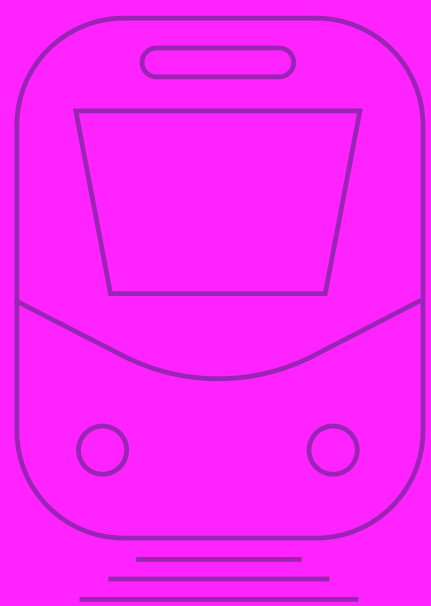


3,427SQ M OF RETAIL GIA

GUILD FORD'S GATEWAY

LINKS TO LONDON AND BEYOND

Ranger House boasts excellent connectivity for all commuters. By road, it offers easy access to the A3 and A31, seamlessly linking to the M25 and M3 motorways. For rail users, Guildford Station, right next door, provides rapid connections, with journeys to London Waterloo taking just 32 minutes and Clapham Junction only 27 minutes. Additionally, Guildford's strategic position provides convenient access to both Heathrow and Gatwick airports.



27

Minutes to
Clapham Junction



33

Minutes to
London Waterloo



45

Minutes to
Reading



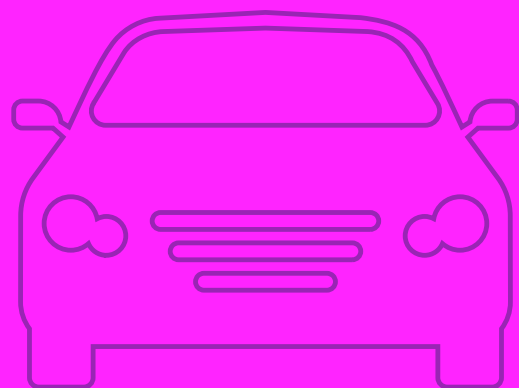
47

Minutes to
Gatwick



59

Minutes to
Portsmouth



04

Minutes to A3

20

Minutes to M25

45

Minutes to
Portsmouth

46

Minutes to
Gatwick Airport



50

Minutes to
Heathrow Airport



CONTACT DETAILS



CONOR WALMSLEY

M: 07716 406 211
E: conor.walmsley@colliers.com

WILLEM JANSSEN

M: 07793 683 838
E: willem.janssen@colliers.com



ADAM FENNEY

M: 07983 204 530
E: adam@owenisherwood.com

PETER DA SILVA

M: 07768 146953
E: pds@owenisherwood.com

Colliers and Owen Isherwood, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Colliers and Owen Isherwood, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Colliers and Owen Isherwood or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property.

**RANGER
HOUSE**

**GUILDFORD
GU1 4UL**