

BOTTLE WORKS, THE BARS,  
GUILDFORD, GU1 4LP

# BOTTLE WORKS

# FINAL FLOOR REMAINING

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



# 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.

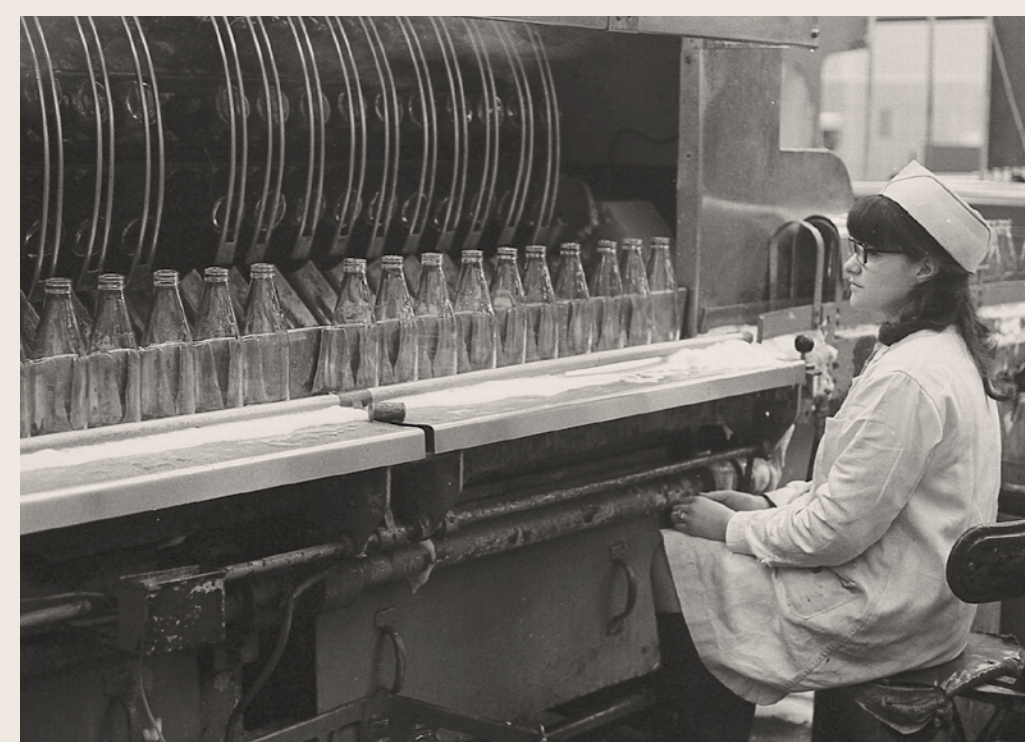




# BRIMMING WITH HISTORY

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





EPC 'A 23' RATING

BREEAM®


'EXCELLENT' RATING




WIREDSCORE  
'GOLD'



FITWEL 2 STAR




NEW VENTILATION SYSTEMS  
WITH ENERGY EFFICIENT FANS




100% POWERED BY ELECTRIC  
— NO FOSSIL FUELS



B-CORP CERTIFIED, APPOINTED  
PRINCIPAL CONTRACTOR



AC SYSTEMS LINKED TO WINDOW  
SENSORS TO REDUCE ENERGY  
CONSUMPTION



LOW-ENERGY USAGE  
LED LIGHTING



98% RECYCLING RATE  
AND 100% OF WASTE  
DIVERTED FROM LANDFILL

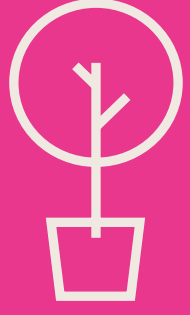


VENTILATION/ AIR EXCHANGE  
RATES DESIGNED TO EXCEED THE  
CURRENT BCO STANDARD

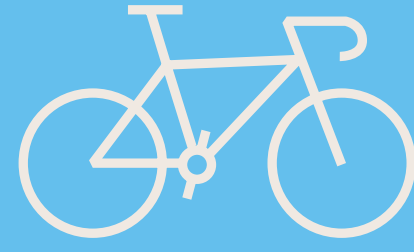


11 SPACES FOR  
2ND FLOOR NORTH





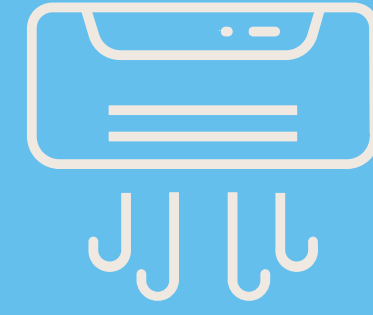
OUTDOOR SPACES INCLUDING  
NEW LANDSCAPED  
SOUTH-WEST FACING  
TERRACE



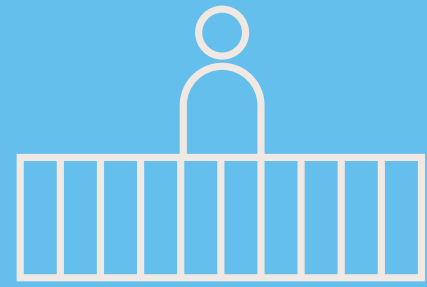
SECURE STORE FOR  
36 CYCLES



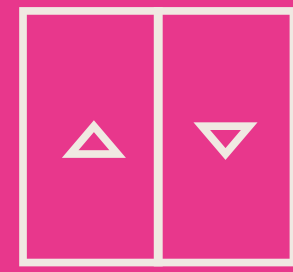
NEW SHOWERS AND  
LOCKER FACILITIES



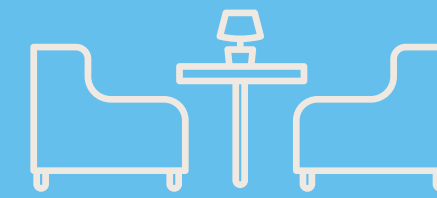
NEW AIR CONDITIONING  
AND VENTILATION SYSTEM



PRIVATE BALCONIES TO  
2<sup>ND</sup> FLOOR NORTH



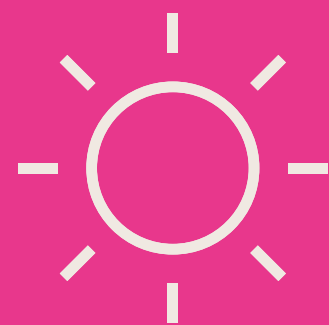
TWO NEW PASSENGER LIFTS



LARGE BUSINESS LOUNGE  
AND EVENTS SPACE



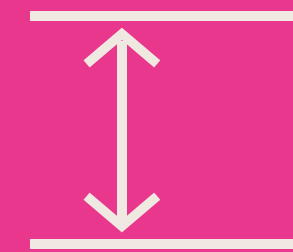
ON SITE CONCIERGE



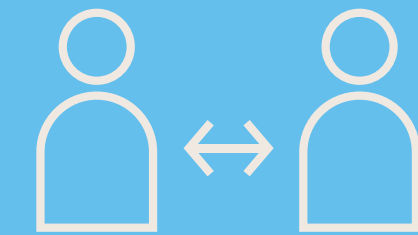
OPTIMUM NATURAL LIGHT  
VIA CENTRAL LIGHTWELL



NEW CONTEMPORARY  
ENTRANCE AND RECEPTION



RAFT AND EXPOSED CEILINGS  
TO MAXIMISE FLOOR TO  
CEILING HEIGHTS



DESIGNED FOR OFFICE  
OCCUPANCY UP TO 1:8M<sup>2</sup>



# 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

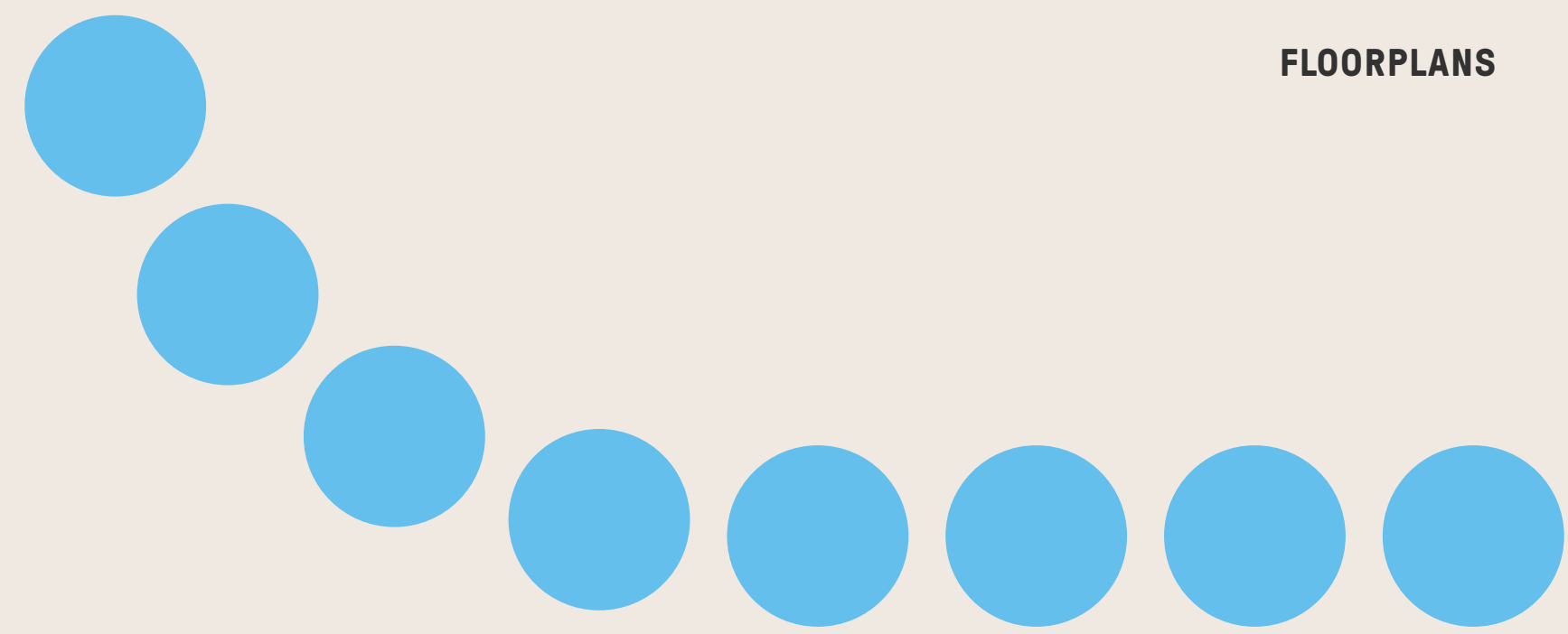
All areas are approximate and in accordance with RICS IPMS3 measuring standards

## SCHEDULE OF AREAS AND COMMUNAL SPACE





# FLOOR PLANS



## GROUND FLOOR

NORTH

LET

SOUTH

LET



## FIRST FLOOR

NORTH

LET

SOUTH

LET



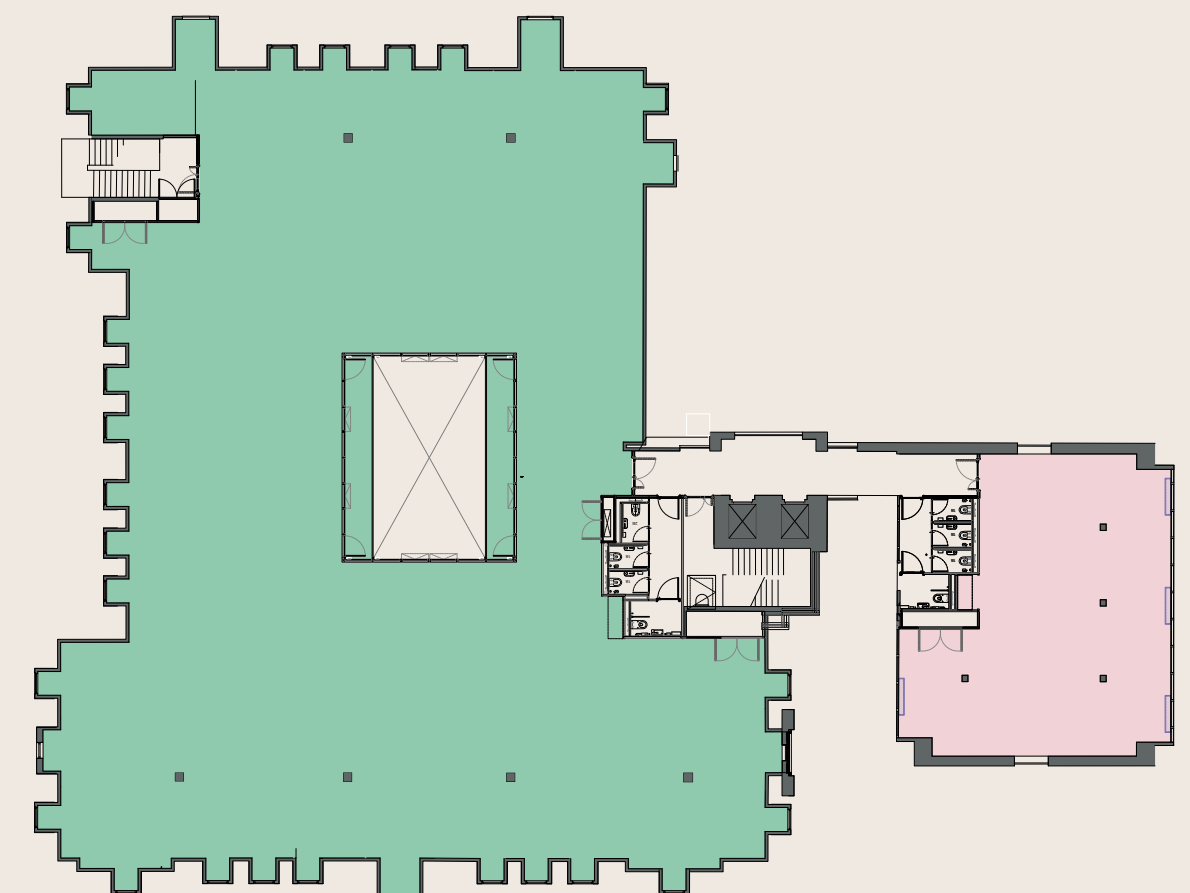
## 2ND FLOOR

NORTH

9,277 SQ FT

SOUTH

LET



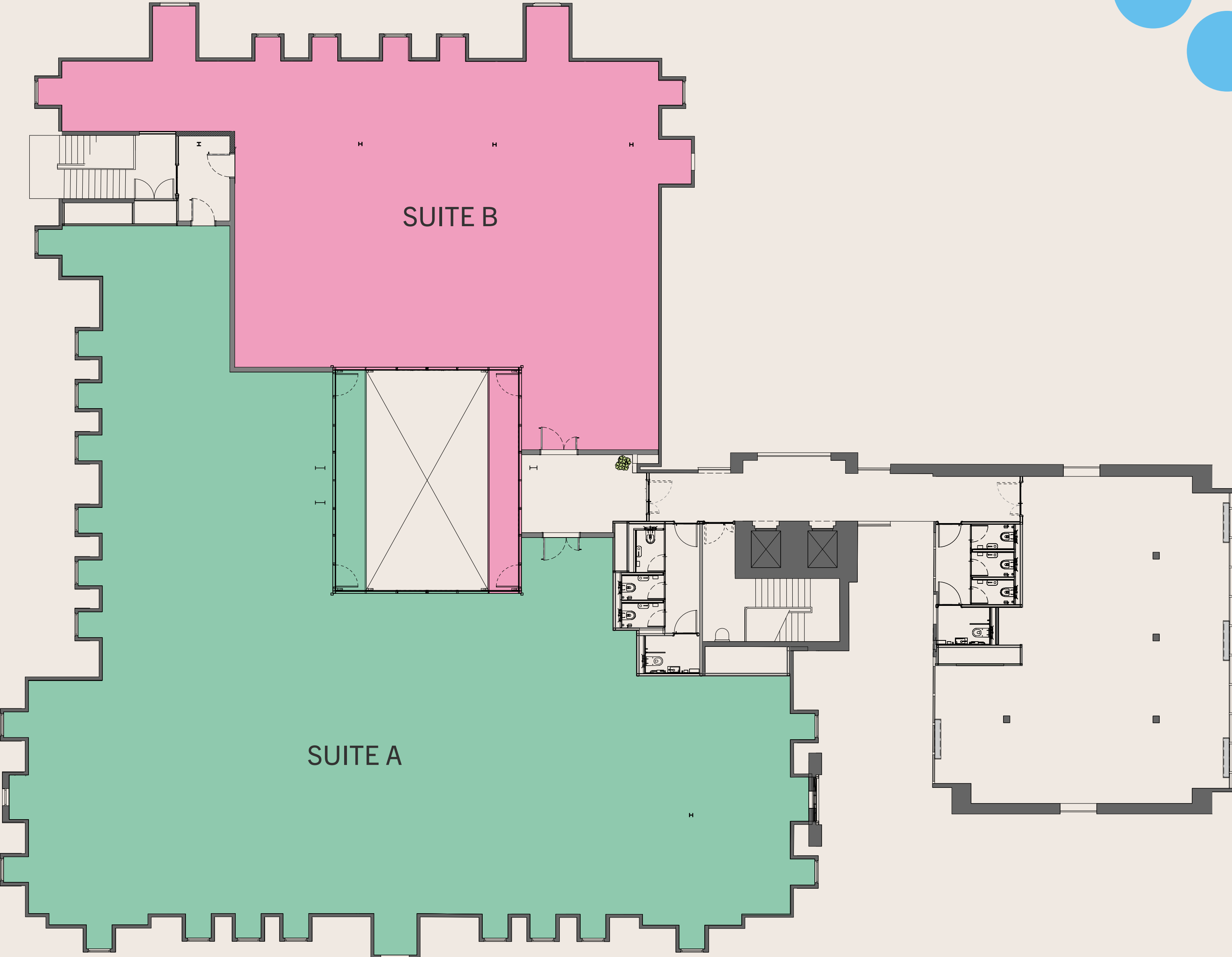


2ND FLOOR NORTH WING – POTENTIAL SPLIT OPTION

SUITE A  
5,737 SQ FT

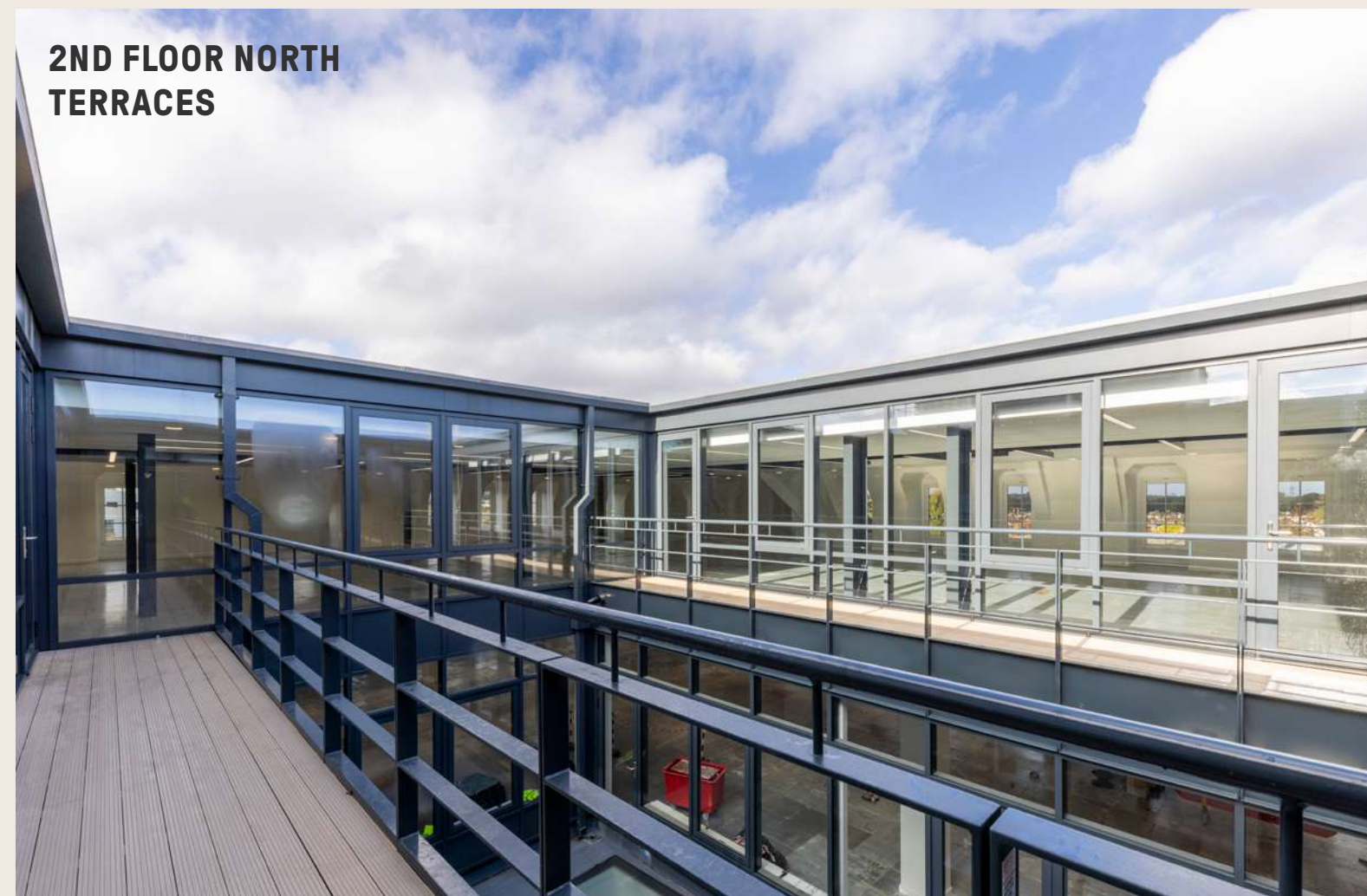
SUITE B  
2,927 SQ FT

\* 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 ●

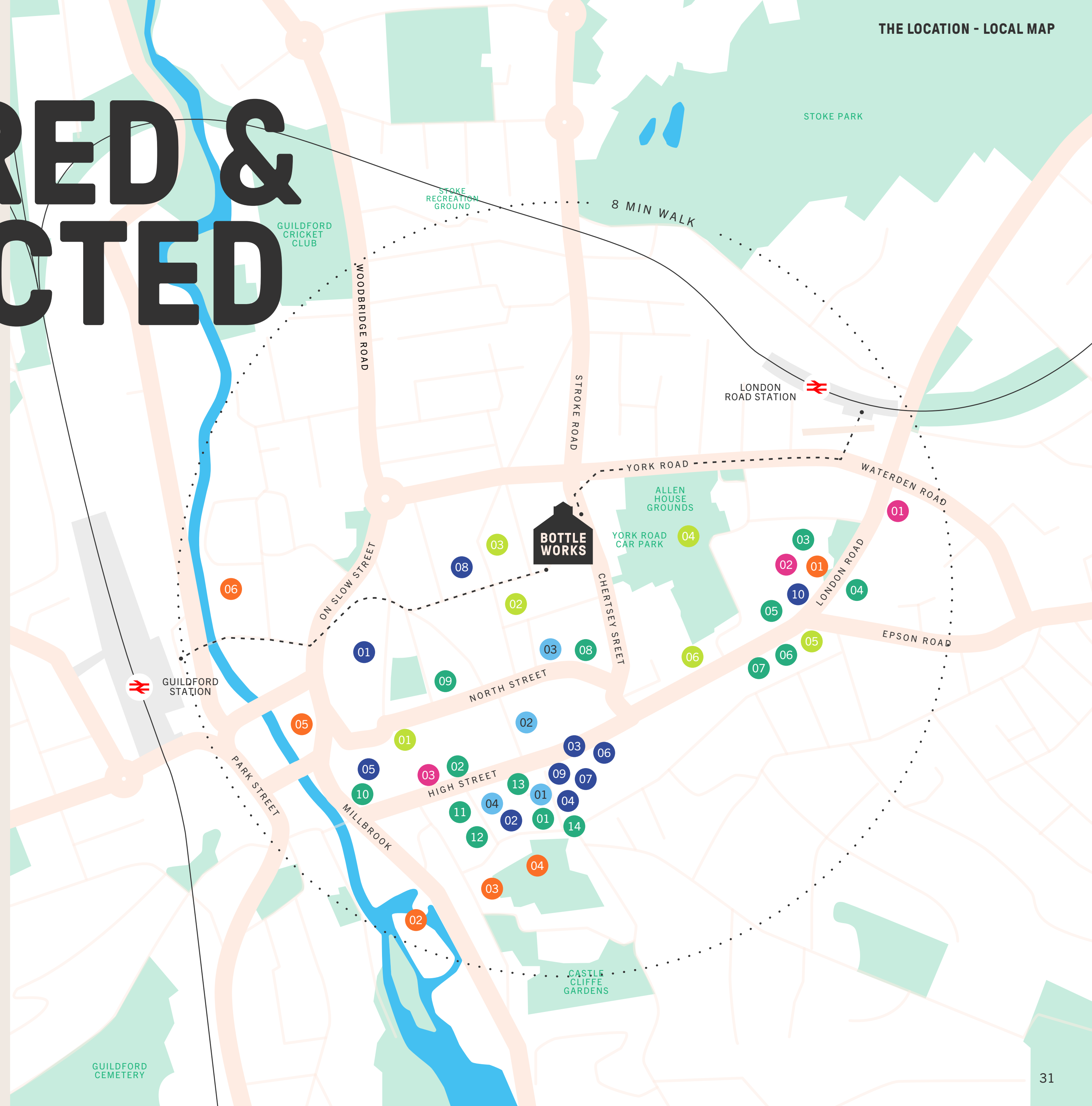
01. 1Sculpt Fitness
02. MASK Personal Training
03. Field of Fitness

## 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





# 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.

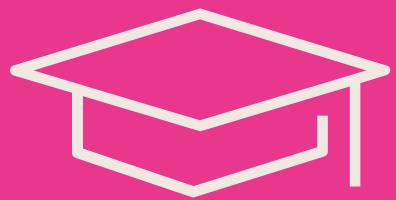




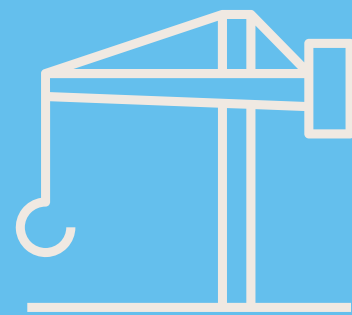
# MIX BUSINESS WITH PLEASURE



# UNBOTTLE YOUR BUSINESS POTENTIAL IN GUILDFORD



Home to the University of Surrey and the University of Law



£200 million redevelopment of Guildford Station



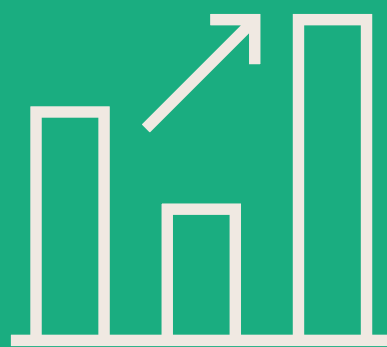
89% of Guildford Borough is in the Green Belt



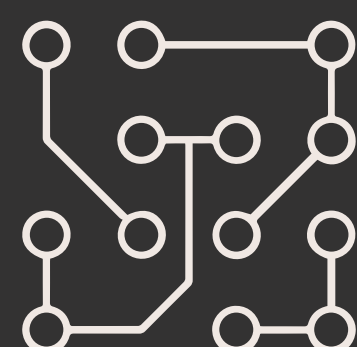
23% higher rate of active businesses per 10,000 population than the rest of the South East



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.

03

LOCAL PARK

05

HIGH STREET

06

THE FRIARY

08

GUILDFORD  
STATION



MINUTES  
TO WALK

27

HEATHROW  
AIRPORT

09

M25

03

A3

MINUTES  
TO DRIVE



THE LOCATION - CONNECTIVITY

28

CLAPHAM  
JUNCTION



32

WATERLOO



45

GATWICK  
AIRPORT



46

READING



MINUTES  
BY TRAIN





## DEVELOPER



## AGENTS

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