



RIVERWORKS

GUILDFORD • GU1 4QA

RIVERWORKS



7,890-29,175 SQ FT OF NEW URBAN WORKSPACE

AN INSPIRATIONAL RIVERSIDE BASE FOR BUSINESS
IN CENTRAL GUILDFORD

AVAILABLE Q2 2019 



THE FUTURE OF WORK IN GUILDFORD



STUNNING ROOF TERRACE



TERRACE AREAS
OVERLOOKING
THE RIVER WEY



29 ON-SITE CAR
PARKING SPACES
(1:1,006 SQ FT)



ON-SITE
BICYCLE
STORAGE



SHOWER
FACILITIES

BREEAM®

TARGETING
BREEAM
VERY GOOD



TARGETING
EPC A



EXCELLENT
NATURAL LIGHT



FLEXIBLE
AND EFFICIENT
FLOOR PLATES



AIR CONDITIONING
AND HEATING
THROUGHOUT



RAISED ACCESS
FLOORING



EXPOSED
SERVICES



SUSPENDED
LED LIGHTING



SELF-CONTAINED
WC FACILITIES



2 PASSENGER
LIFTS



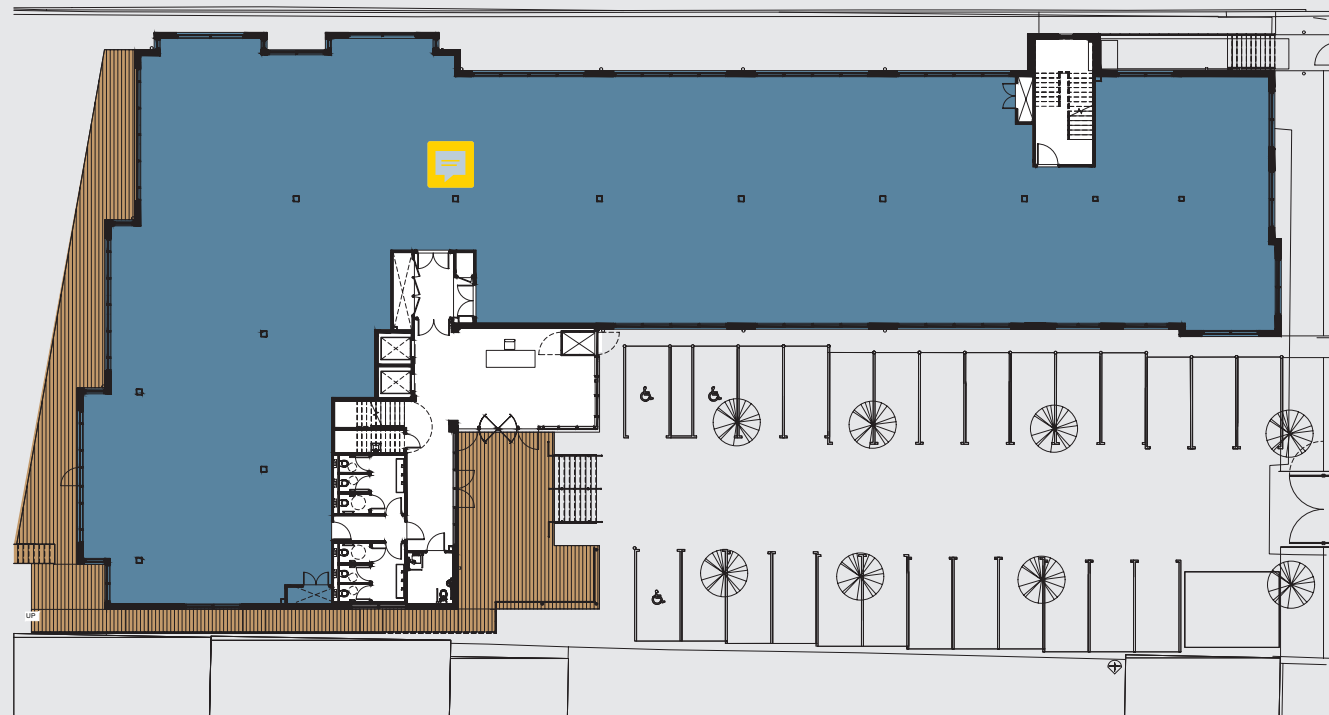
CEILING SOFFIT
HEIGHT 3.2M



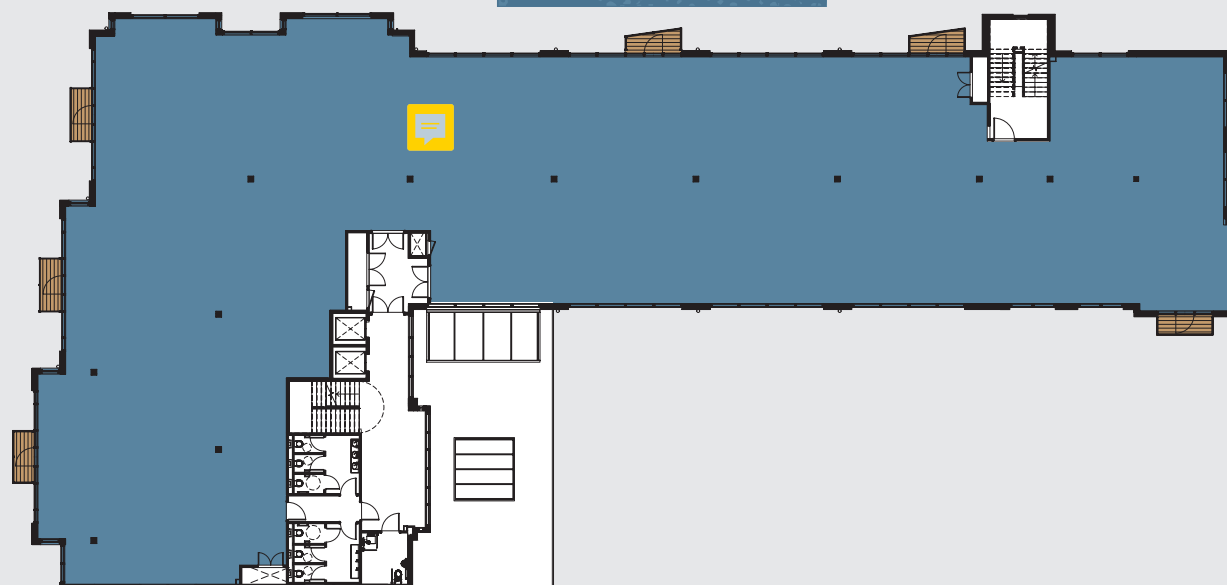
THE FLOOR PLANS

RIVERWORKS OFFERS FLEXIBLE WORK SPACE DESIGNED TO BE OCCUPIED AS A WHOLE, AS INDIVIDUAL FLOORS OR EACH FLOOR CAN BE SPLIT INTO TWO SUITES. OFFICES ARE AVAILABLE FROM 4,000 SQ FT TO 29,173 SQ FT. 

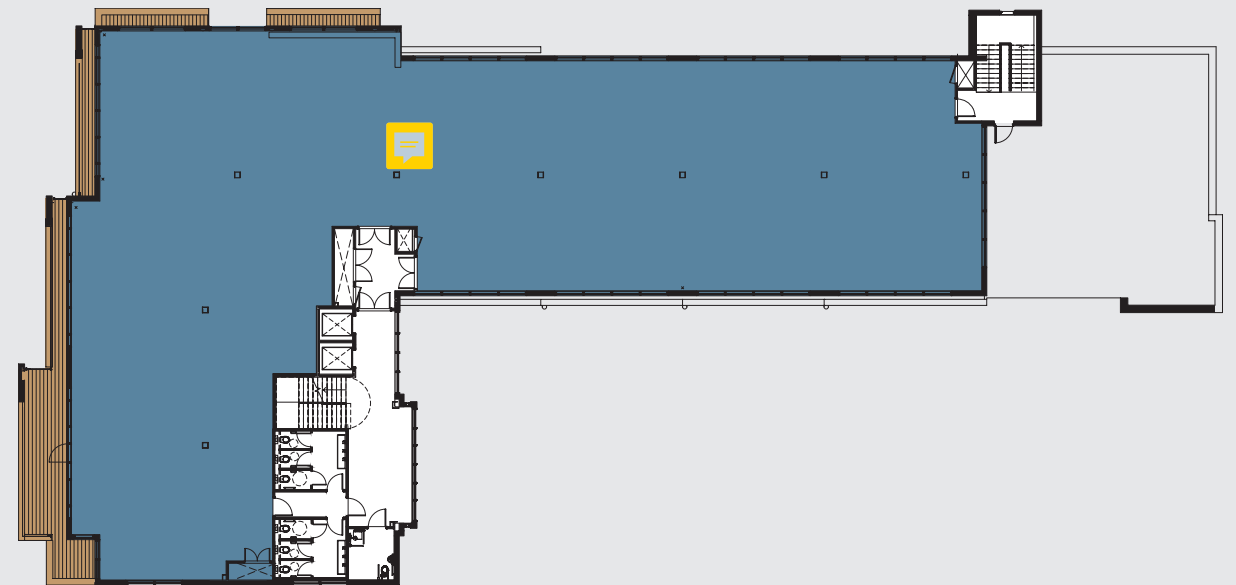
GROUND FLOOR



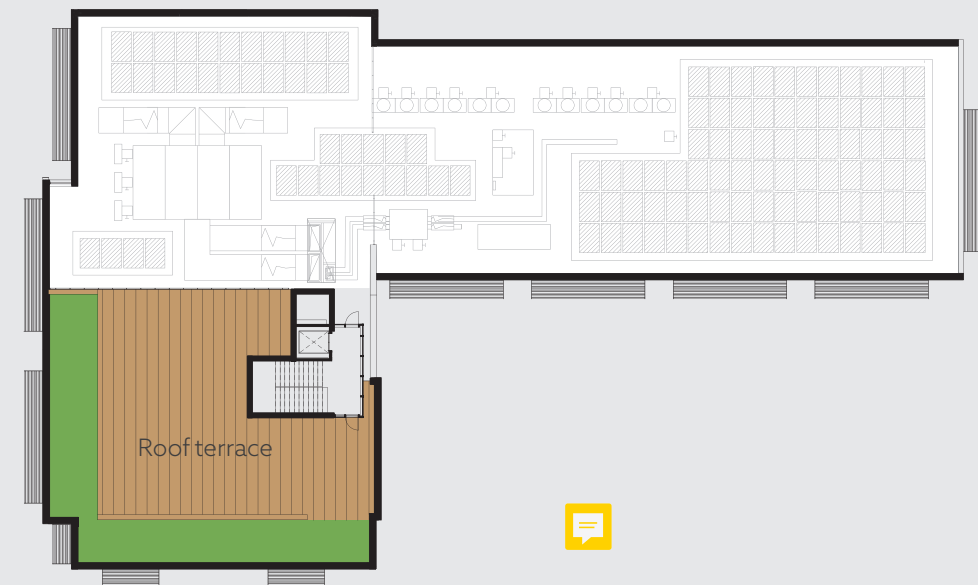
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor	sq ft	sq m
Reception	430	40
Ground floor	10,452	971
First floor	10,743	998
Second floor	7,979	741
Total	29,174	2,710
Ground floor terrace	721	67
First floor balconies	196	18.2
Second floor balconies	334	31
Third floor roof terrace	2,185	203



FIRST IMPRESSIONS COUNT



TRANSPORT

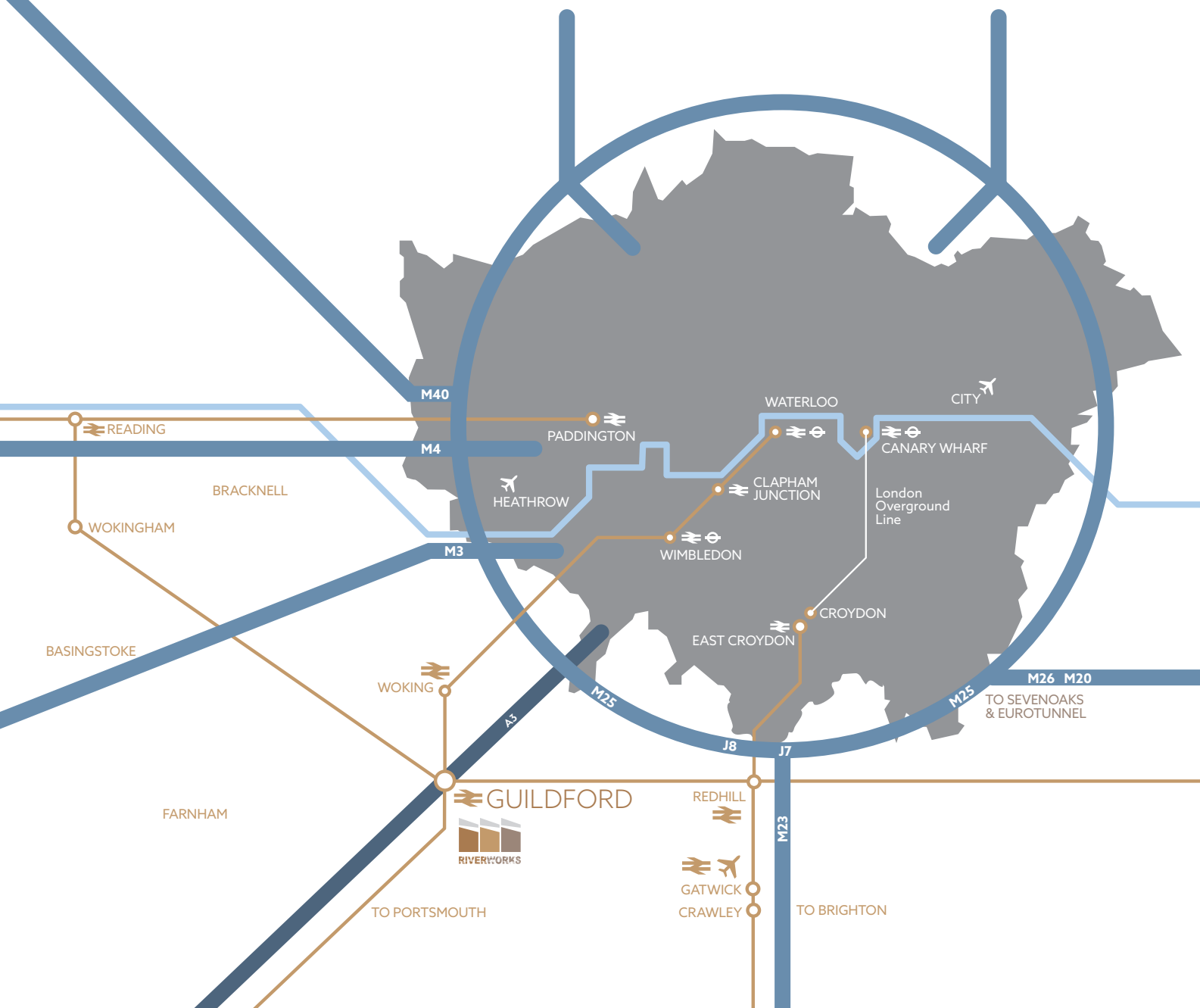
RIVERWORKS IS LOCATED ON MARY ROAD IN GUILDFORD TOWN CENTRE, WITHIN A SEVEN MINUTE WALK OF THE STATION.

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 30 minutes.

Car	miles	Rail	mins
A3	1.1	Woking	8
M25 (Junction 10)	10	Reading	35
Heathrow Airport	22	London Waterloo	37
Gatwick Airport	27	Gatwick Airport	41
London	33	Portsmouth	62
Portsmouth	27	Canary Wharf	63
Reading	27		

Based on fastest journey times



8

MINS BY RAIL
WOKING

35

MINS BY RAIL
READING

37

MINS BY RAIL
LONDON
WATERLOO

40

MINS BY RAIL
GATWICK
AIRPORT

63

MINS BY RAIL
CANARY WHARF



GUILDFORD WORKS FOR BUSINESS

- | | | |
|-------------------------|------------------------|------------------|
| 1 Punter Southall | 6 Smith and Williamson | 11 Ubisoft |
| 2 Tuffin Ferraby Taylor | 7 Sanofi | 12 Barclays Bank |
| 3 Stackhouse Poland | 8 Semafore | 13 Investec |
| 4 Highways England | 9 Stevens & Bolton LLP | |
| 5 Electronic Arts | 10 Media Molecule | |

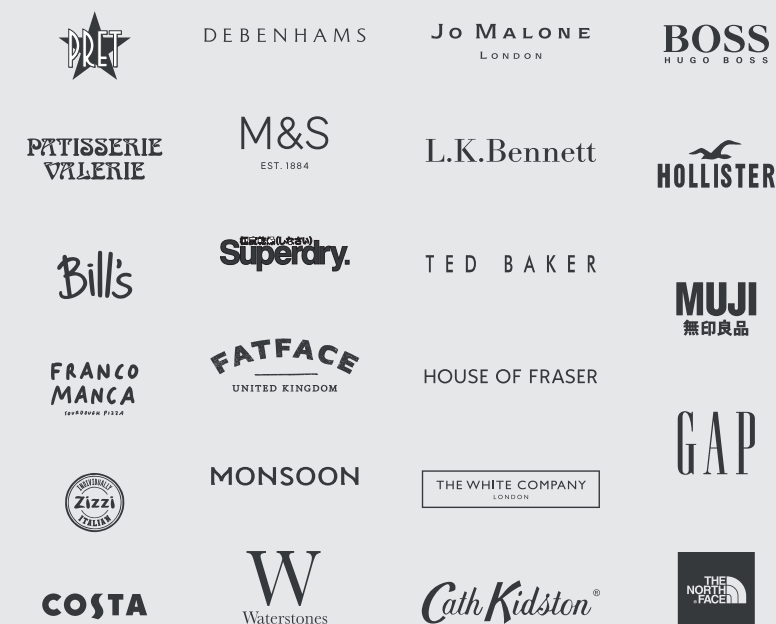


GUILDFORD PLAYS OUT WELL

GUILDFORD IS A THRIVING COMMERCIAL LOCATION AND IS A POPULAR RETAIL DESTINATION WITH A FULL ARRAY OF TOWN CENTRE AMENITIES INCLUDING THE FRIARY CENTRE AND THE NEW TUNSGATE QUARTER.

RIVERWORKS fronts the beautiful River Wey, a tributary of the Thames.

The Wey Valley is an area of considerable natural beauty, a great place for summer walks and river and canal trips.



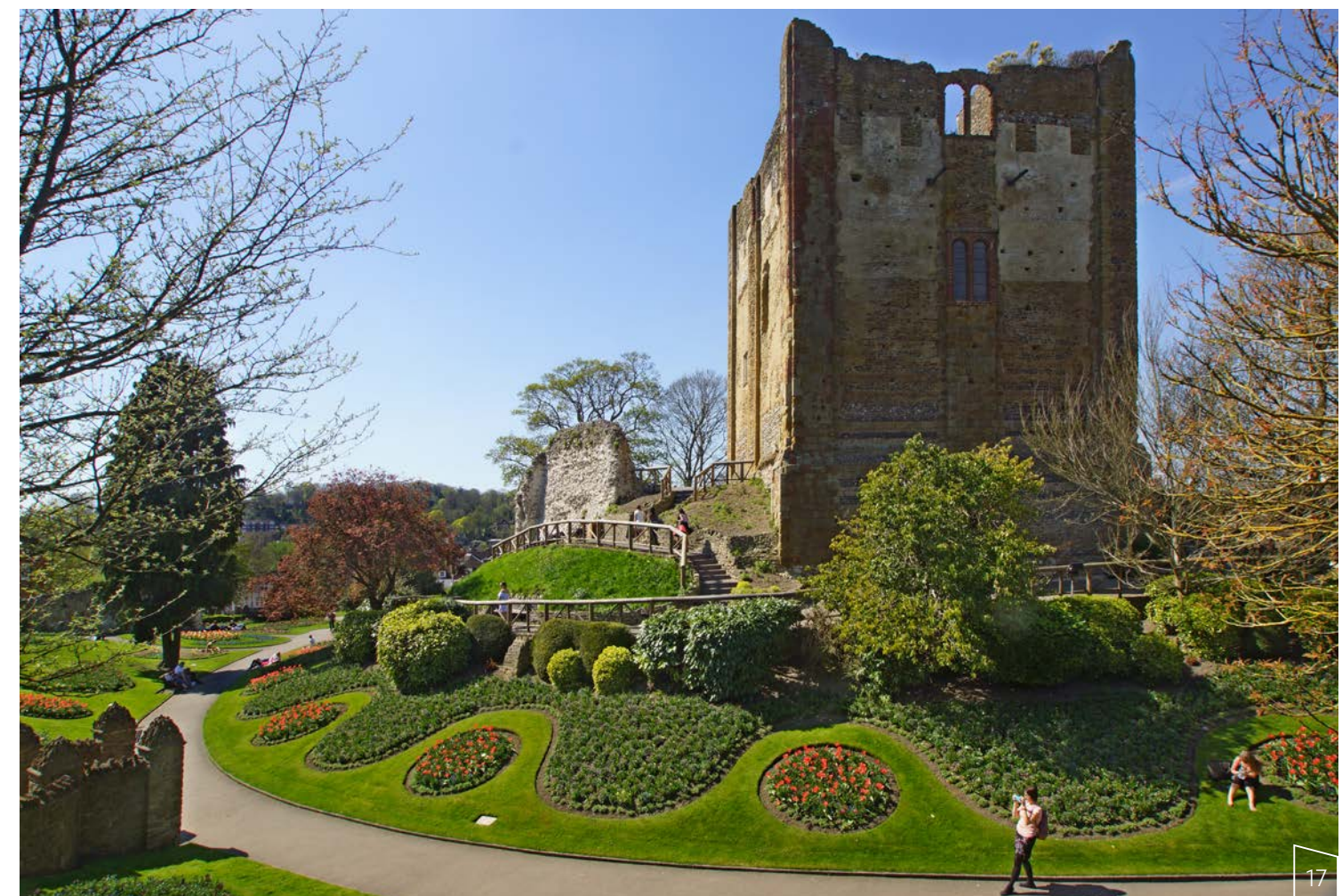
240
RETAILERS
& SHOPS

100
PLACES TO
EAT & DRINK

3
THEATRES &
ONECINEMA

source: experienceguildford.co.uk

A vibrant social and retail experience, all of which is within easy reach of Riverworks







riverworksguildford.com

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A DEVELOPMENT BY

