

THE PRIESTLEY BUILDING

10 PRIESTLEY ROAD, SURREY RESEARCH PARK, GUILDFORD, GU2 7XY

5,942-36,328 SQ FT OF OFFICE SPACE
AVAILABLE NOW

SPACES DESIGNED WITH YOU IN MIND

The Priestley Building sets a new standard for low carbon developments by British Land, offering 90,000 sq ft of highly sustainable, energy efficient, office and lab-enabled space.

Located at the front of Surrey Research Park, the building is highly sustainable - rated BREEAM Excellent and EPC A, offers substantial bike, shower and fitness facilities and has an unrivalled car parking ratio of 1:206 sq ft.

56% LET TO LEADING GLOBAL
LIFE SCIENCES COMPANY

LGC



JOIN A THRIVING COMMUNITY

Surrey Research Park is a major centre of excellence in technology, science, health and engineering for all sizes of business, from start-ups to multinationals. The park is home to c200 companies, with thousands of employees who are part of the innovation community.









The ESG Working Group at Surrey Research Park gives occupiers the opportunity to collaborate on projects with shared goals, such as assessing and enhancing air quality across the Park, for the benefit of all.

SPACE TO BREATHE



Set within 70 acres of green landscaped grounds, including two lakes, Surrey Research Park provides the ideal environment for businesses to thrive. Grab a coffee or bite to eat at Hub On The Park or go for a lunchtime run. The Park offers a tranquil setting, with great connections and is just minutes' drive from a vibrant town centre.

Park occupiers will also benefit from a range of events throughout the year, on and around the park. As well as discounted membership at the Sports Park, a fitness centre offering a range of classes, tennis and squash courts, and swimming pool.



Photovoltaic Panels
Anticipating 18% of power from PV panels



Ultra Low Embodied Carbon
Retaining structure and envelope; this includes the windows, external walls and roof tiles



EPC
Rating 'A'



Low carbon
development

WELLNESS & SUSTAINABILITY



Bicycle Storage
74 bicycle racks on site



Excellent Facilities
Showers & changing rooms



Personal Lockers
74 lockers on the basement level



Fitness Room
for sports and wellness activities



Green Space
70 acres of landscaped grounds



BREEAM
Rating 'Excellent'



All Electricity from Certified Renewable Sources
All space heating/cooling and hot water from electric sources



EXCEPTIONAL SPECIFICATION



SUMMARY SPECIFICATION

Building Specification

Office floorplates delivered to a Cat A specification on the 1st floor
Hybrid Variable Refrigerant Volume (HVRF) heating & cooling systems via soffit mounted fan coil units
First floor - Floor to ceiling 2.75m height
Localised Electric water heaters

Amenities

74 cycle spaces
Shower and changing facilities within the basement level
74 lockers within the basement level
438 Car Parking Spaces 1:206 sq. ft
Electrical vehicle charging points
External landscaping with outdoor seating
Fitness Studio

Sustainability

Low embodied carbon being offset
EPC - A
BREEAM Excellent
Extensive cycle and shower facilities
Photovoltaic roof panels anticipated provision of 150KVA
Energy efficient LED Lighting

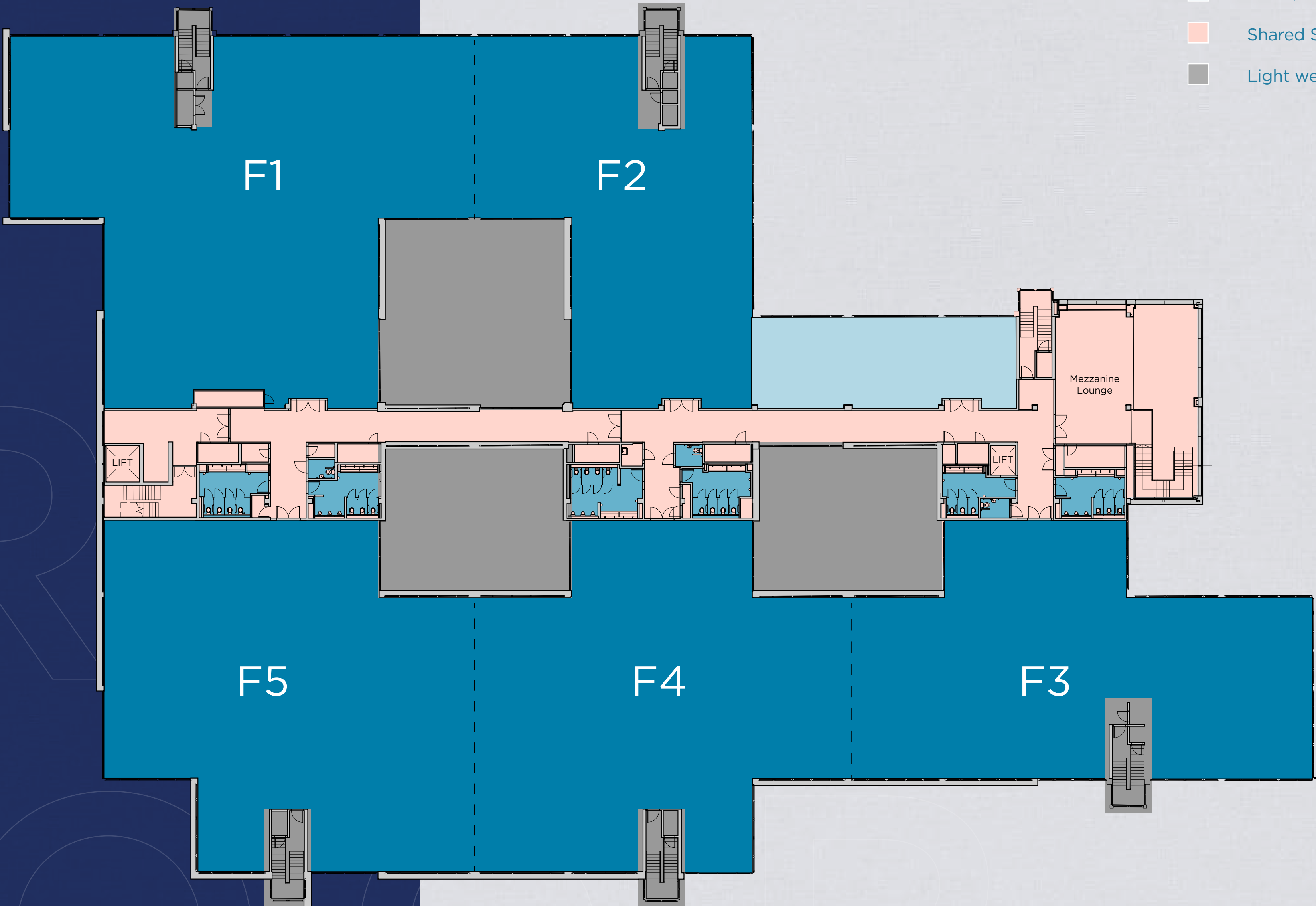


WELCOMING RECEPTION

LIGHT FILLED OFFICE SPACE

FIRST FLOOR

- Office Space
- WC's / Showers
- Shared Space
- Light well



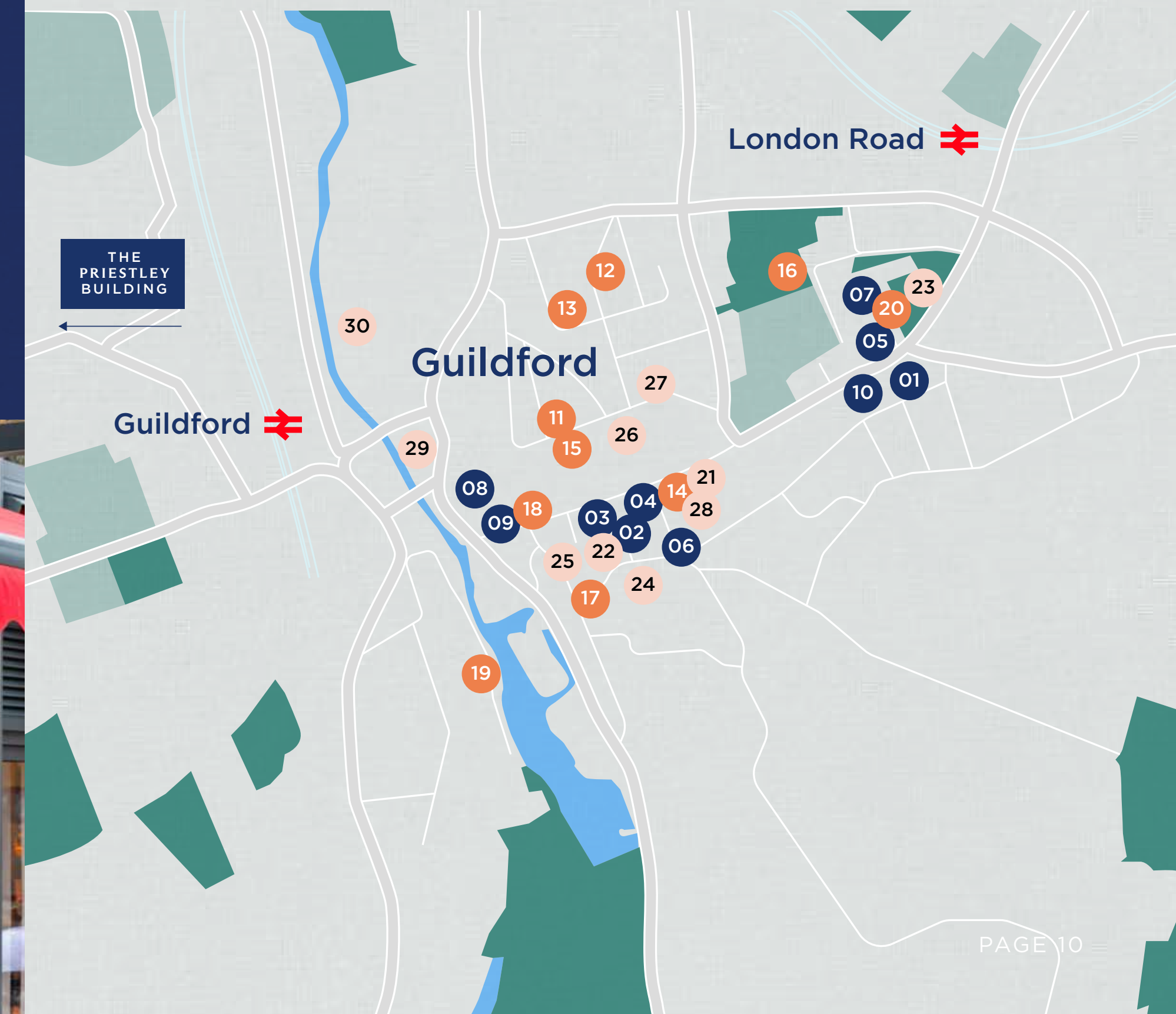
UNIT	NIA SQ FT	SQ M	Availability
F1	8,815	819	Available
F2	5,942	552	Available
F3	6,609	614	Available
F4	7,255	674	Available
F5	7,707	716	Available
Total	36,328	3,522	

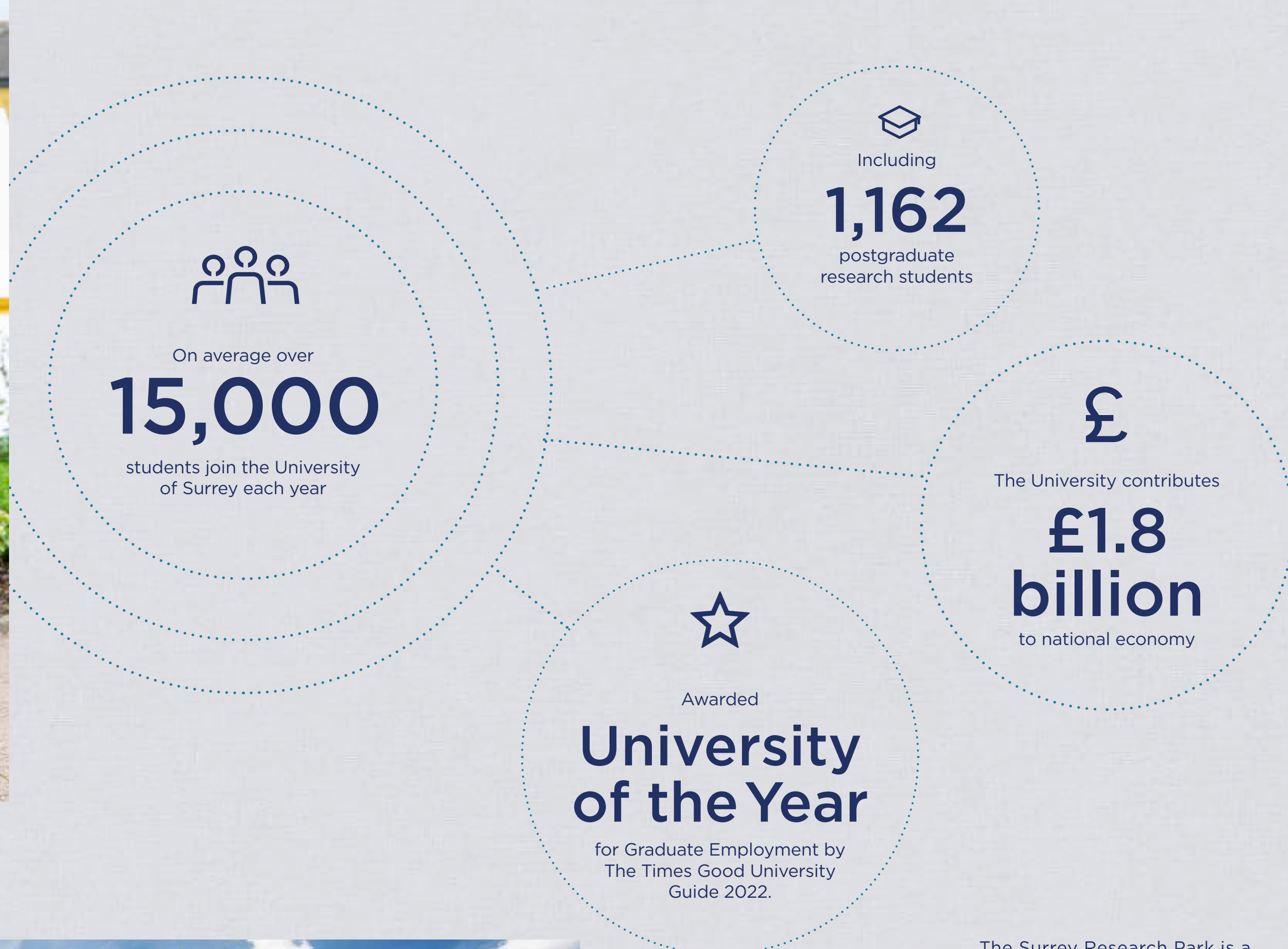


YOUR LOCAL AREA



- | EAT | DRINK | PLAY |
|--------------------------|----------------------|--------------------------|
| 01 Carmona | 11 All Bar One | 21 BOSS |
| 02 Giggling Squid | 12 Canopy Coffee | 22 Field of Fitness |
| 03 La Casita | 13 Cocco Patisserie | 23 G Live |
| 04 Positano | 14 Cosy Club | 24 Guildford Castle |
| 05 Pizza Express | 15 Pret A Manager | 25 Guildford High Street |
| 06 The Ivy Asia | 16 The Hideaway Cafe | 26 1Sculpt Fitness |
| 07 The Long Flat & Grill | 17 The Kings Head | 27 MASK Personal Trainer |
| 08 Tortilla | 18 Starbucks | 28 Molton Brown |
| 09 Wagamama | 19 The Britannia | 29 The Electric Theatre |
| 10 Zizzi's | 20 The Long Bar | 30 Odeon Cinema |





“*Surrey Research Park hosts a vibrant community of cluster sectors that collaborate and inspire to make a difference*”
– Surrey Research Park website



The Surrey Research Park is a University of Surrey Enterprise and offers a wide range of support for the development of research and innovation excellence.

The 203 companies within The Surrey Research Park are responsible for 10% of Guildford's economy and 19% of these hired a graduate in the last year.

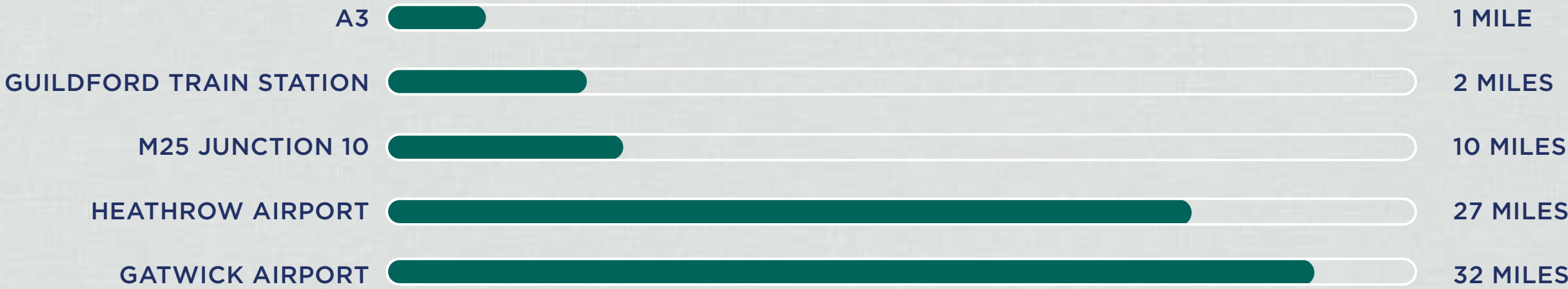
ACCESS FROM ALL ANGLES

Surrey Research Park is conveniently located just 2 miles from Guildford Train Station and a 30 minute train journey into London Waterloo, with four trains running per hour. By car, it is 10 miles south west of Junction 10 of the M25 via A3, providing excellent access to and from The Priestley Building.

Access to international airports is easy, with two trains an hour running to Gatwick and a 24 hour coach service from Guildford Station to Heathrow Airport. Stagecoach buses run a frequent service between Surrey Research Park, Guildford Town Centre and Train Station.

E-bikes will be introduced to the city giving locals an alternative and greener way to get around. This is a Guildford Council-led initiative and the nearest proposed docking station is expected to be behind The Kate Granger Building.

*Subject to planning and funding permissions. Approval granted at time of writing.





GET IN TOUCH



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Designed by Studio185.london September 2024. thepriestleybuilding.com