



Walnut Tree | Park

# New **GRADE A Offices**

Guildford GU1 4TR



CGI

**Building A - 24,034 sq ft (2,232 sq m)**

**Building B - 12,355 sq ft (1,148 sq m)**

# Half a mile walk from Guildford train station and town centre

The perfect environment to locate your company

This outstanding office development is situated within the well established business district on Walnut Tree Close, Guildford.

Guildford is the main commercial and administrative centre for Surrey with an urban population of 68,000 and a district population of circa 130,000. Major employers include Allianz Cornhill, Ericsson and EA Sports.

The development is in an idyllic location with Guildford main line train station and town centre both only a short walking distance away.

The thriving town centre provides exceptional shopping facilities, from specialist boutiques and farmers markets on the cobbled streets, to state of the art 'covered' shopping centres and department stores. The town offers a vast range of cafes, restaurants and bars, from national occupiers to quality independents.

Guildford is also home to the University of Surrey ranked 11th in The Times and Sunday Times Good University Guide 2015. The University specialises in science, engineering, medicine and business and has a graduate employability rate of 97%.

The University of Law has a campus in Guildford and is highly regarded within the legal industry. In addition Guildford College is high performing, with over 10,000 students.



## Opportunities - two buildings

Building A - 24,034 sq ft (2,232 sq m)

Building B - 12,355 sq ft (1,148 sq m)

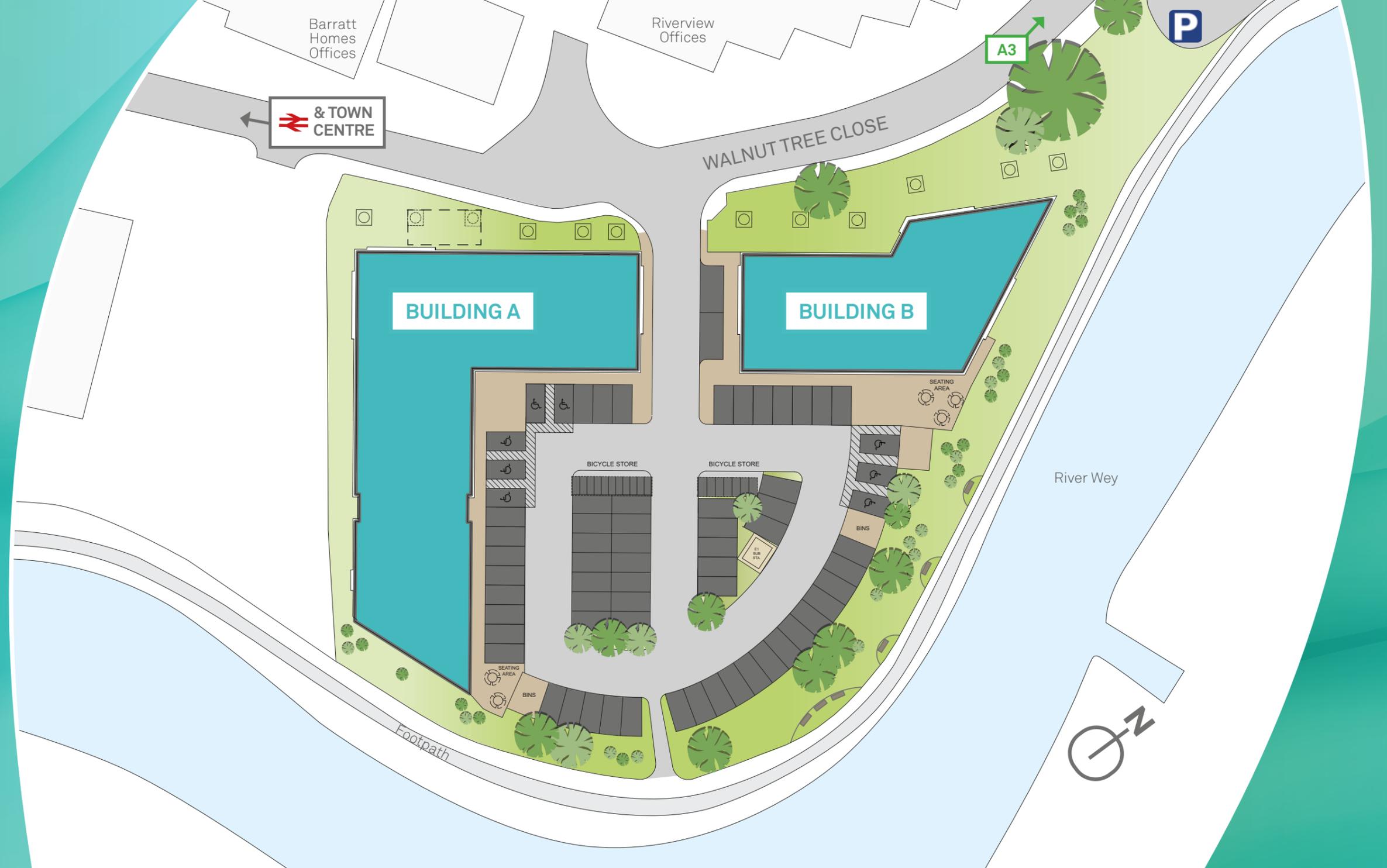
Walnut Tree Park will comprise two new energy efficient Grade A office buildings of 12,355 sq ft and 24,034 sq ft (NIA) arranged over ground and two upper floors.

Detailed planning permission has been granted for the offices which offer large single floor plates providing flexibility for space planning to suit your business requirements.

All floors have substantial glazed elevations providing excellent natural light. The second floors benefit from an outside terrace overlooking the River Wey.

The full height glazed atria to both buildings will be finished to a high specification with polished granite floor tiling and a dry stone feature wall.

The car park is accessed directly off Walnut Tree Close and provides 68 car parking spaces (1:535 sq ft), bicycle storage and outside seating areas.



# Building A

24,034 sq ft (2,232 sq m)



FLOOR PLANS

130 Workstations  
4 meeting rooms/offices  
Client area  
Break out area

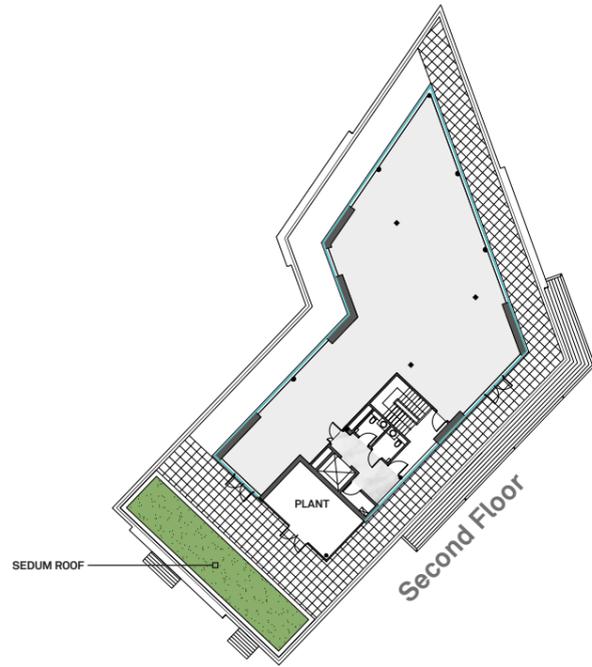
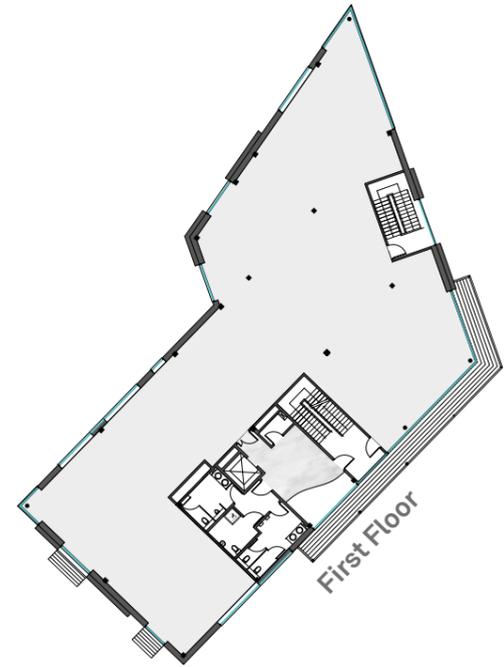
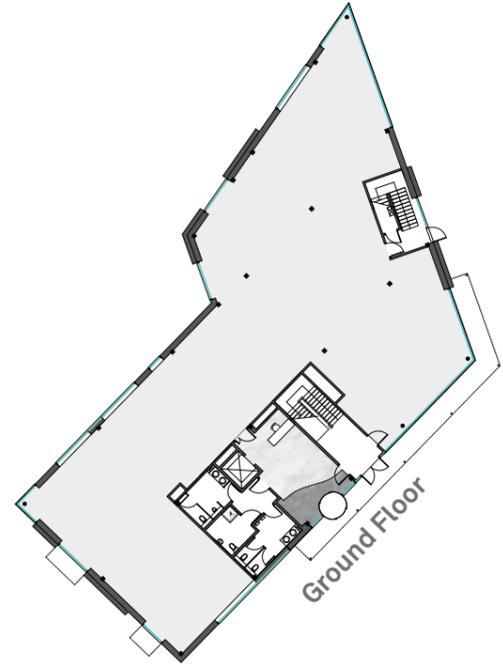


FLOOR AREA (NIA)	sq ft	sq m
Second	3,986	370
First	9,820	912
Ground	9,817	912
Reception	411	38
<b>TOTAL</b>	<b>24,034</b>	<b>2,232</b>

GROUND FLOOR INDICATIVE SPACE PLAN

# Building B

12,355 sq ft (1,148 sq m)



FLOOR AREA (NIA)	sq ft	sq m
Second	2,326	216
First	4,871	453
Ground	4,836	449
Reception	322	30
<b>TOTAL</b>	<b>12,355</b>	<b>1,148</b>

FLOOR PLANS



64 workstations  
2 meeting rooms/offices  
Break out area

GROUND FLOOR INDICATIVE SPACE PLAN





Building A reception CGI

Building A office CGI

## Contemporary design providing a high quality corporate environment

Grade A office accommodation

The specification will include the following:

- Fully glazed atria to both buildings
- EPC rating of 'A'
- BREEAM rating of 'Excellent'
- Full access raised floors
- Metal tile suspended ceilings incorporating LED lighting
- Finished floor to ceiling height of 2.7m
- Air conditioned
- Passenger lifts
- Male and female w/c facilities on each level
- Shower facilities
- 68 car parking spaces (1:535 sq ft)
- Bicycle storage and shelters

A detailed specification is available on request.



# Walnut Tree | Park

[www.walnuttreepark.co.uk](http://www.walnuttreepark.co.uk)

Guildford offers great connectivity with excellent transport links by road, rail and air.

## ROAD

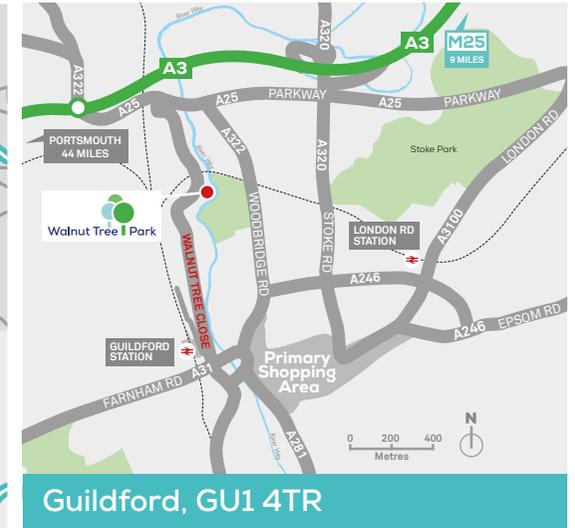
A3 (London to Portsmouth)	0.5 miles
Woking	6 miles
M25 Junction 10	9 miles
Heathrow Airport	22 miles
Gatwick Airport	26 miles
Central London	32 miles

Source: [google.co.uk/maps](http://google.co.uk/maps)

## RAIL

Guildford > Reading	29 mins
Guildford > London Waterloo	34 mins
Guildford > Gatwick	40 mins

Source: [traintimes.co.uk](http://traintimes.co.uk)



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