

BOTTLE WORKS, THE BARS,
GUILDFORD, GU1 4DZ

NOW 60%
PRELET

BOTTLE WORKS



**41,500 SQ FT
SUSTAINABLE
GRADE A OFFICES**

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.



BOTTLE WORKS

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.





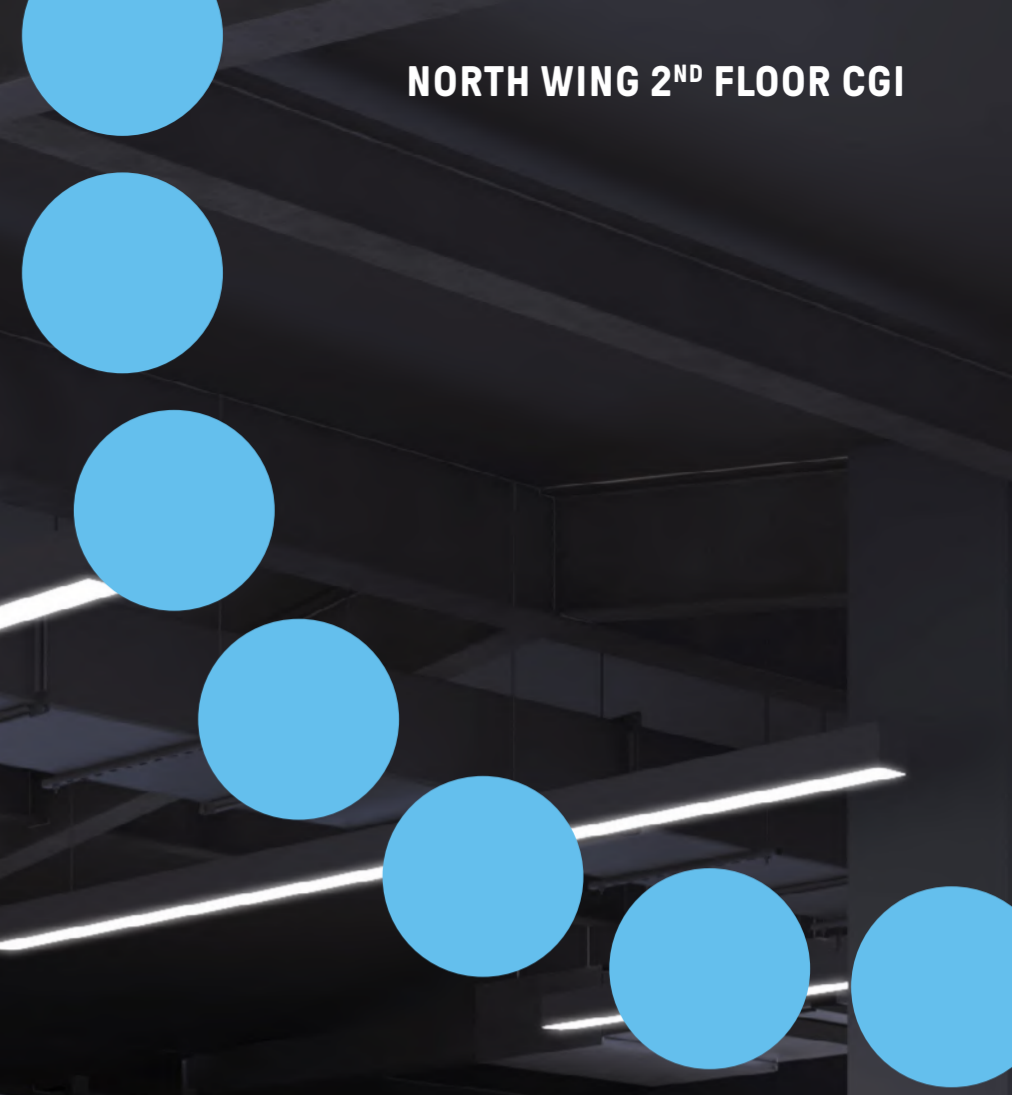
BOTTLE WORKS

2.B
2.A
1.B
1.A
G.B
G.A

**FIRST
IMPRESSIONS LAST**



A PLACE TO CHURN IDEAS



**SPACE WHERE
IDEAS FLOW**

FULL OF NATURAL GOODNESS



EPC 'A' RATING
TARGETED


BREEAM®
'EXCELLENT' TARGETED




WIRESCORE
'GOLD' TARGETED



TARGETING 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



PARKING RATIO 1:780 SQ FT
(8 EV CHARGING POINTS)



OUTDOOR SPACES INCLUDING
NEW LANDSCAPED
SOUTH-WEST FACING
TERRACE



SECURE STORE FOR
36 CYCLES



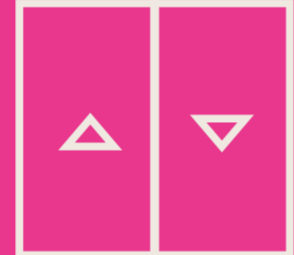
NEW SHOWERS AND
LOCKER FACILITIES



NEW AIR CONDITIONING
AND VENTILATION SYSTEM



PRIVATE BALCONIES TO
2ND 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 1:8M²

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	8,977	1,399	10,376
First	LET	4,284	4,284
Ground	LET	LET	LET
Total Office Space (sq ft approx)			14,660

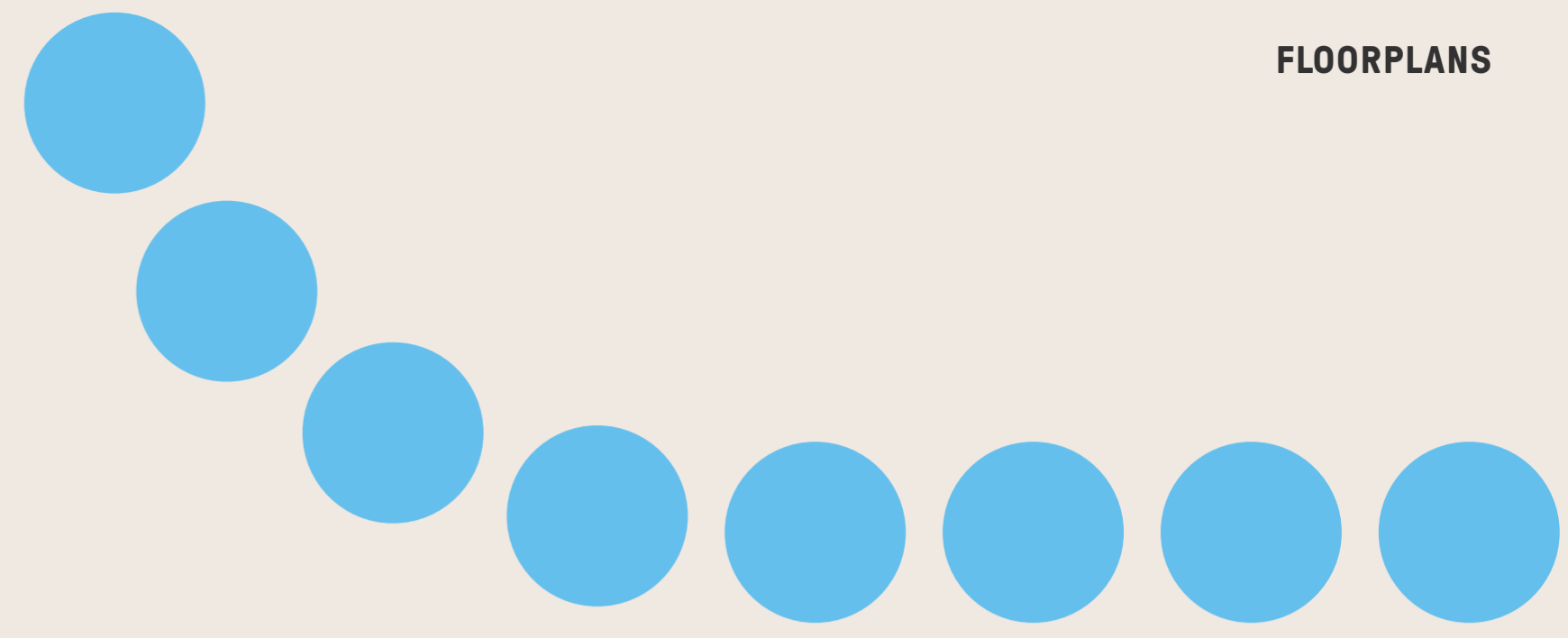
All areas are approximate and in accordance with RICS IPMS3 measuring standards



SCHEDULE OF AREAS AND COMMUNAL SPACE CGI



FLOOR PLANS



GROUND FLOOR

NORTH
LET

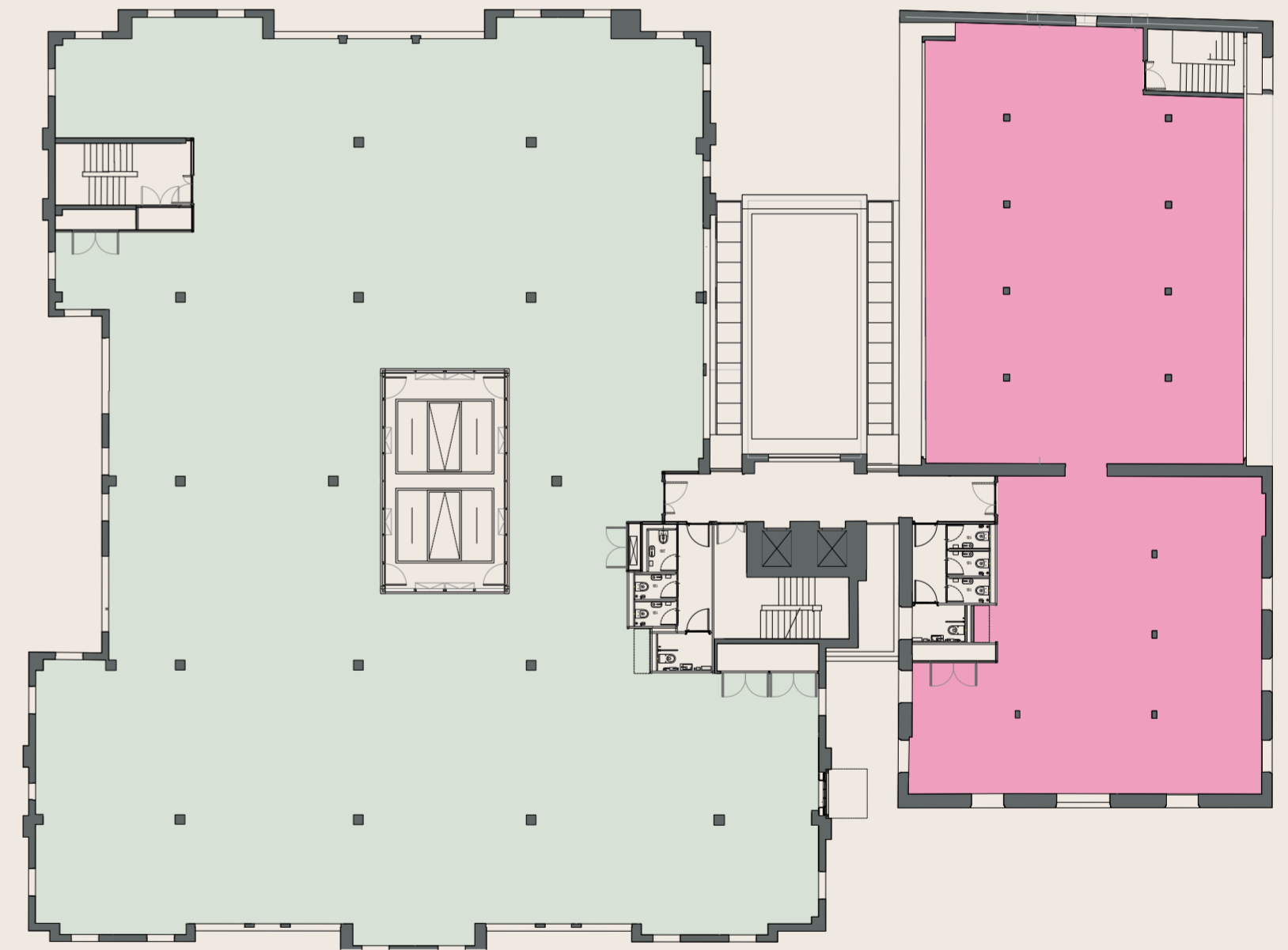
SOUTH
LET

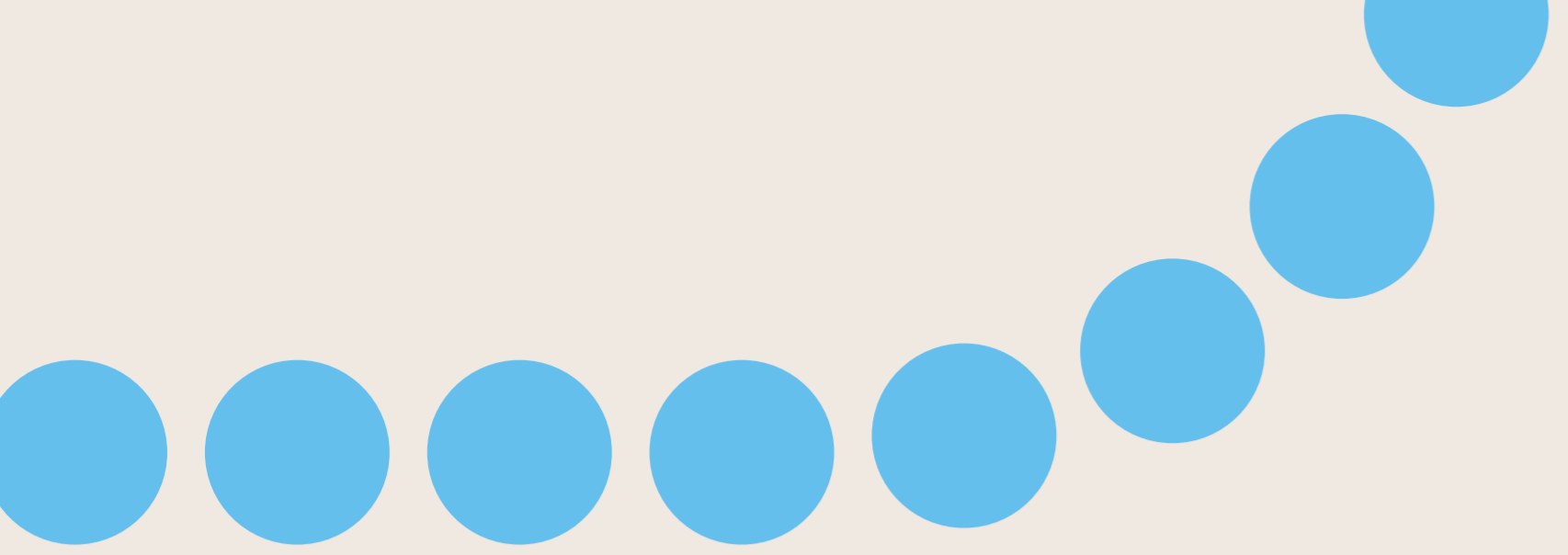


FIRST FLOOR

NORTH
LET

SOUTH
4,284 SQ FT





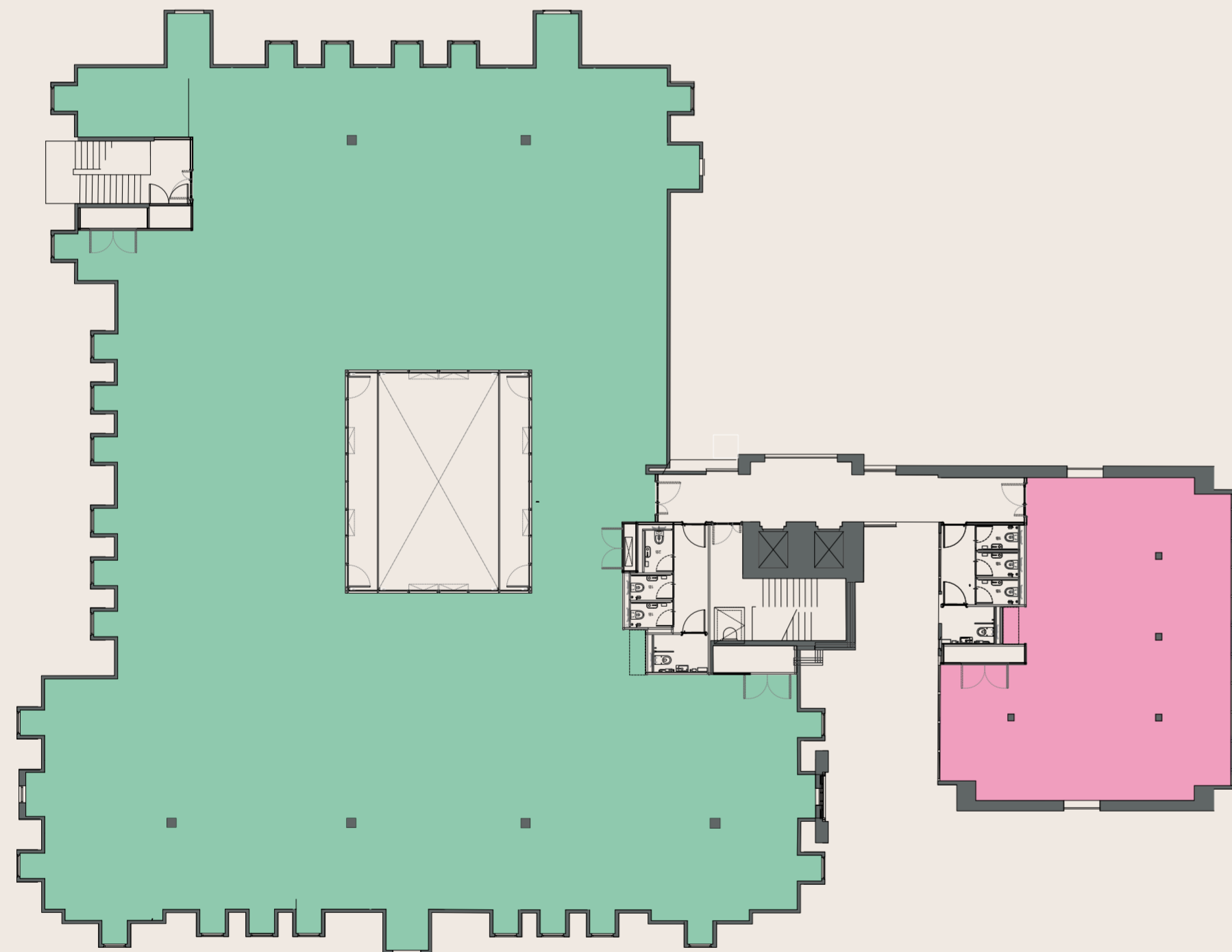
2ND FLOOR

NORTH

8,977 SQ FT

SOUTH

1,399 SQ FT



1ST FLOOR SOUTH - OFFICE SPACE CGI



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 ●

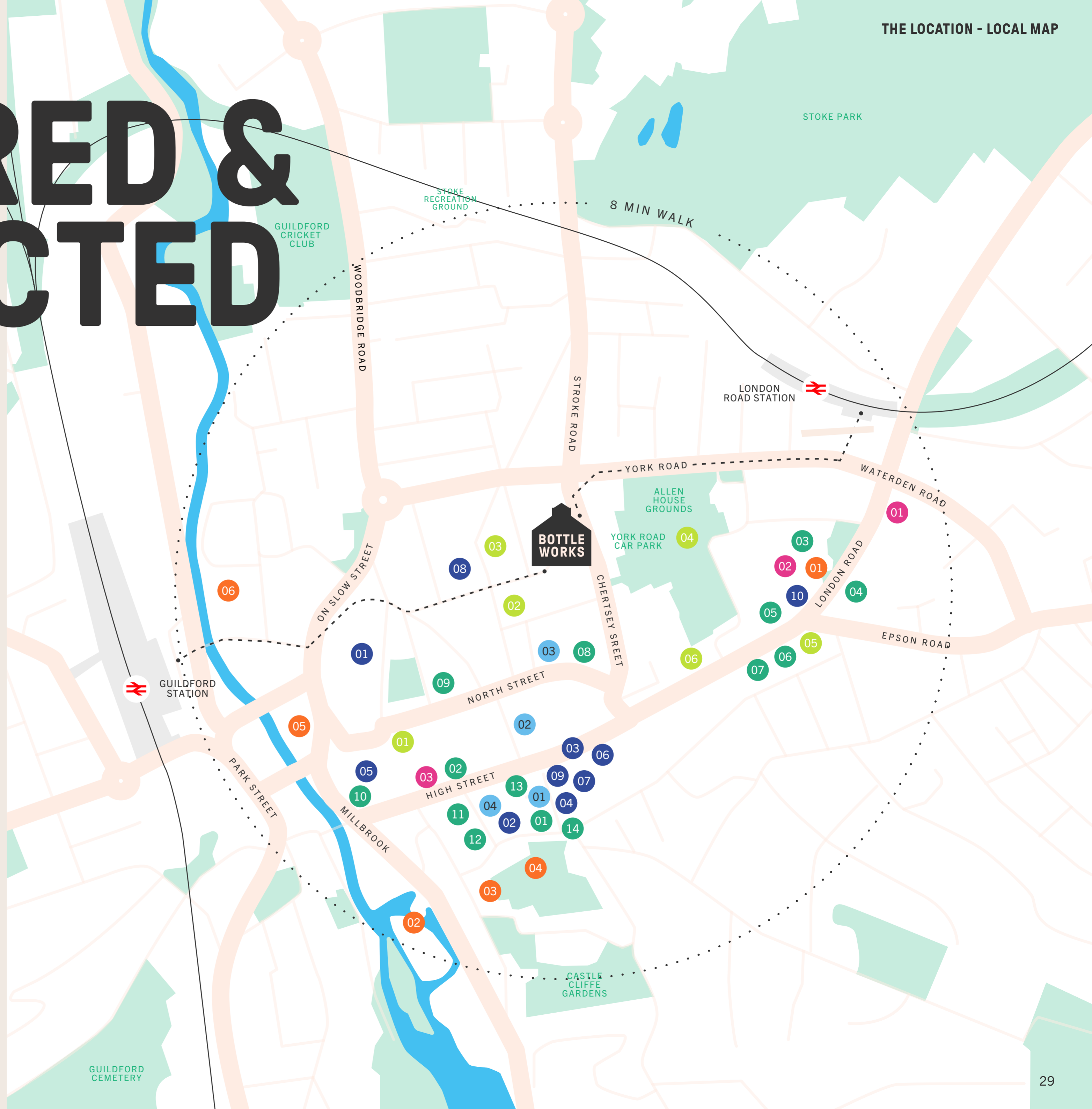
01. 1Sculpt Fitness
02. MASK Personal Training
03. Field of Fitness

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.

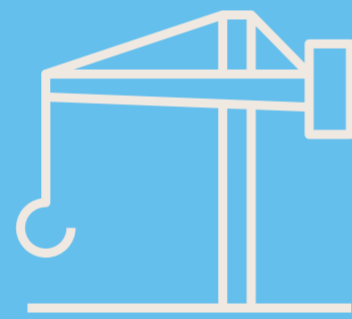


MIX BUSINESS WITH PLEASURE

UNBOTTLE YOUR BUSINESS POTENTIAL IN GUILDFORD



Home to the University of Surrey and the University of Law



£200 million redevelopment of Guildford Station



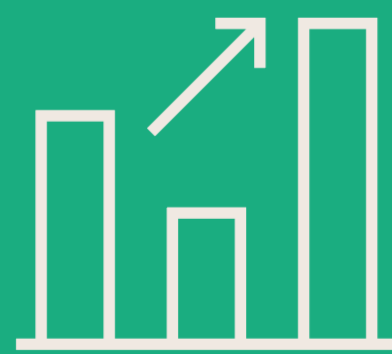
89% of Guildford Borough is in the Green Belt



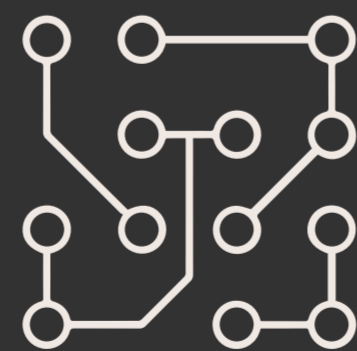
23% higher rate of active businesses per 10,000 population than the rest of the South East



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)



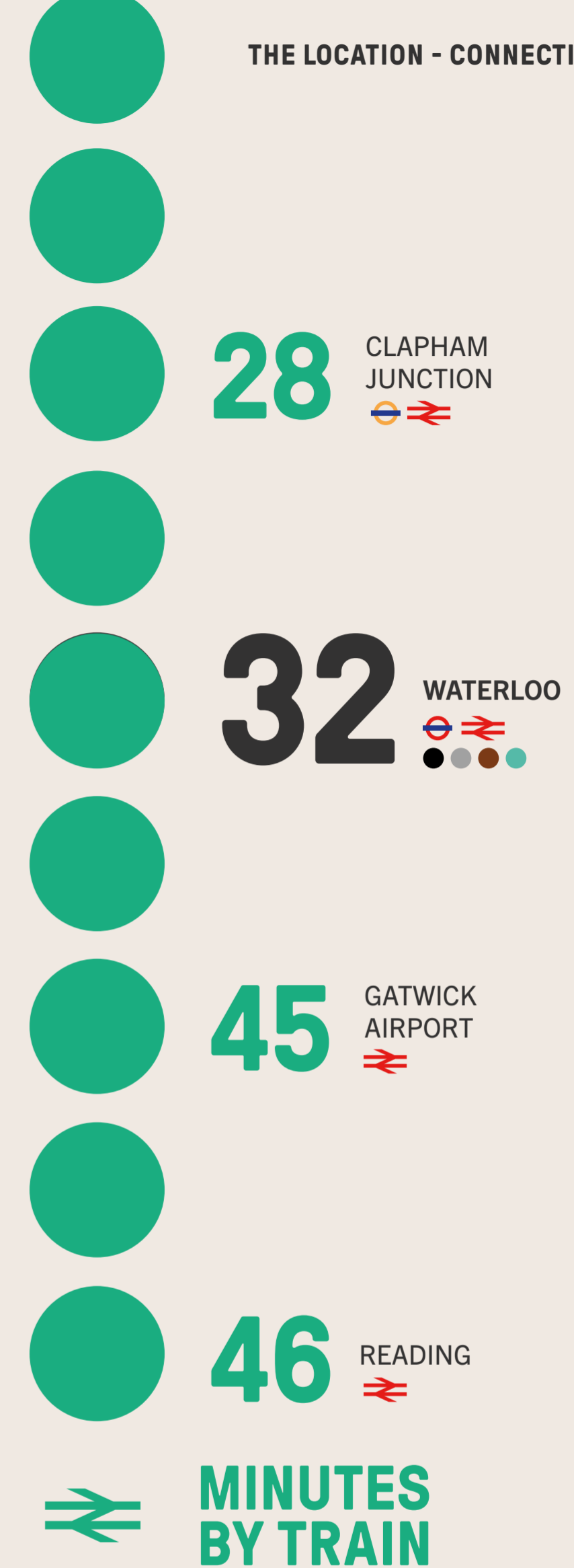
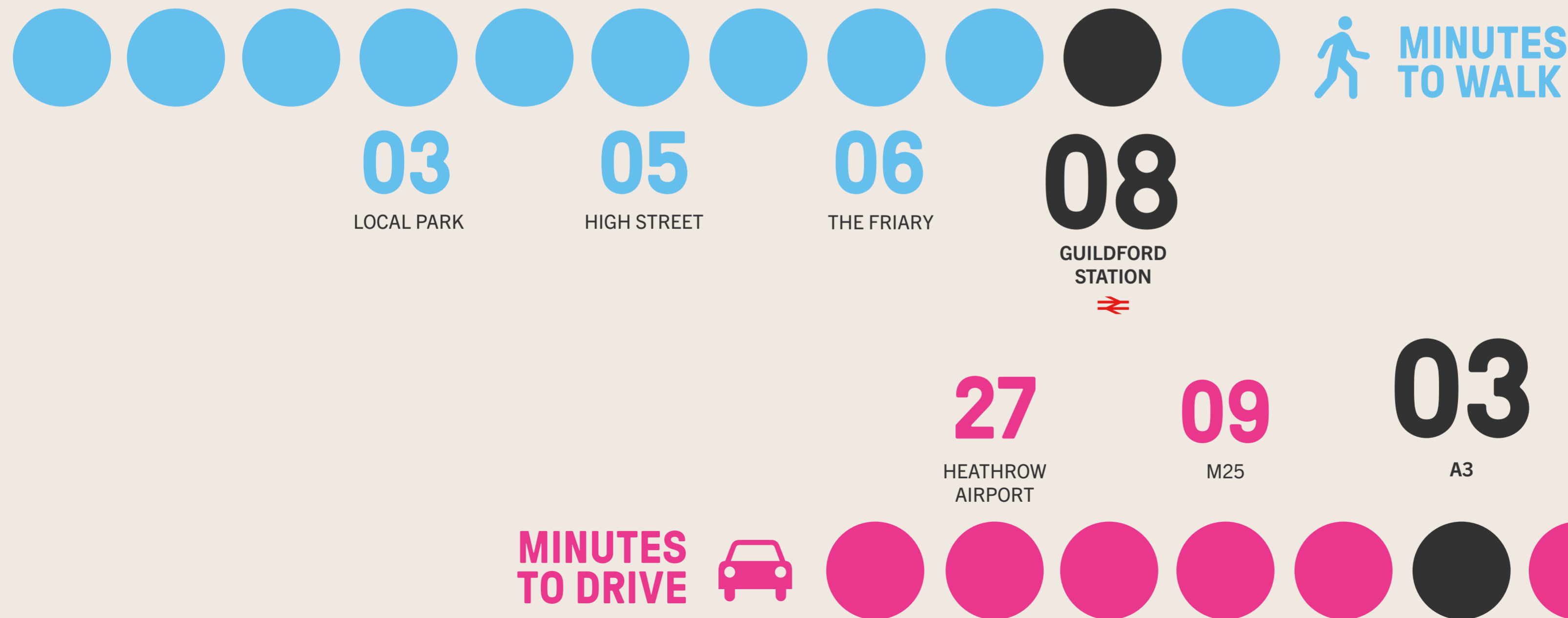
Unemployment of just 3% compared to national average of 4.8%

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.

THE LOCATION - CONNECTIVITY





DEVELOPER



AGENTS

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