

Work
Meet
Eat
Shop



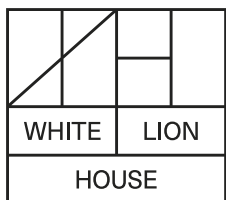
Leasing Brochure Office

Up to 15,000 sqft on one floor.

High quality Innovative new work
space in Guildford Town Centre.

Owen
Isherwood
CHARTERED SURVEYORS
01483 300176
owenisherwood.com

MAY 2022



A breath of fresh air for Guildford's town centre

The development of White Lion House and refurbishment of White Lion Walk offer an exciting opportunity for businesses and retailers to position themselves in the heart of one of Surrey's most dynamic destinations. As we step into our bold new look, the upgrade will revitalise the existing centre, creating a home for retail and business that's fit for the future. Bright, friendly and welcoming, White Lion House represents a new spirit on Guildford's historic high street.



White Lion A brand new business address

White Lion Walk, an established shopping centre in the heart of Guildford, is undergoing substantial upgrades to incorporate modern multi-use workspaces which are set above a bustling shopping mall. The centre's purpose-built office space will be known as White Lion House. The refurbishment represents a new spirit on Guildford's high street, one which blends retail and socialising with working life to offer a welcoming, bright and forward-thinking destination for shoppers, retailers and businesses.

White Lion House delivers an exciting and flexible workspace for growing start-ups or established businesses seeking a prominent town centre location in the South-East, with all the benefits of this buoyant business region.

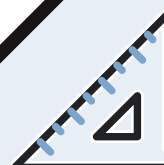
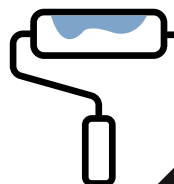
£7.5
million

centre refurbishment and upgrade, creating a new destination that's fit for the future, with high-spec mixed-use office and retail space for Guildford.



November
2022

Planned completion date of full refurbishment.



PREMIUM TOWN CENTRE
OFFICE SPACES:

10,527sqft
+
5,236sqft

office suites in a bright, modern location.

Guildford: A premier location



GUILDFORD

The happiest place to live in Surrey

according to Rightmove's 'Happy at Home Index' (Nov '21)



Shopping destination

A dynamic independent community and the town's historic bustling weekly market nestle alongside modern architecture, a vibrant restaurant scene, excellent local amenities and major national retailers.

Smart town: 44%

of employees working in Guildford are educated to degree level (ONS).



Business destination

Surrey is home to countless international businesses, is the fourth most innovative region in the country, and has the highest R&D spend in the UK.

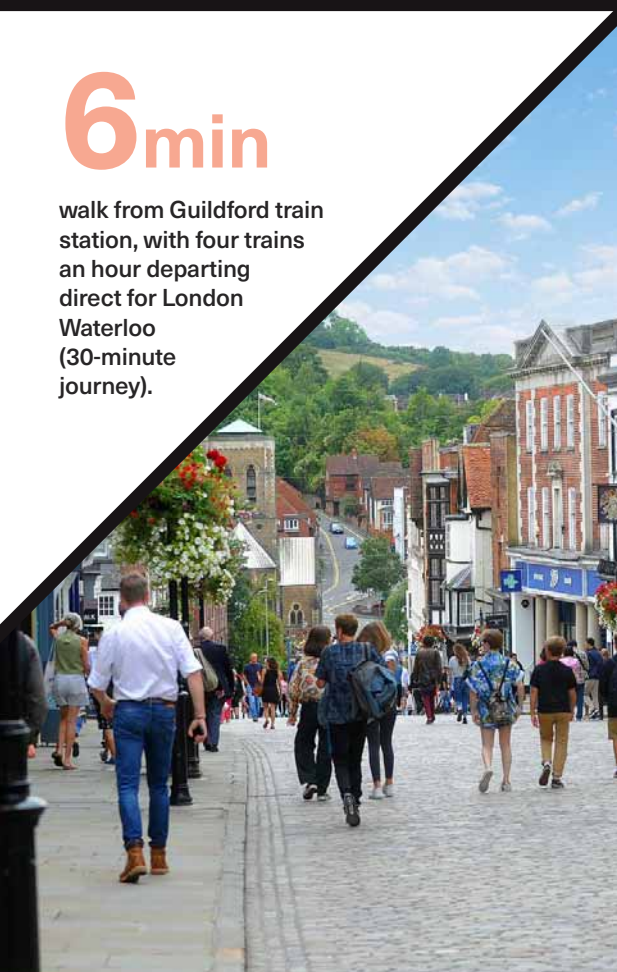


A bright future

We've always prided ourselves on our friendly, clean shopping centre, but thanks to a £7.5 million refurbishment investment, we have even more to shout about. White Lion Walk's upgrade brings a breath of fresh air to Guildford, with the full project due for completion in November 2022.

6min

walk from Guildford train station, with four trains an hour departing direct for London Waterloo (30-minute journey).



1min

walk from Guildford bus station.



LESS THAN

1hour

train journey to Gatwick Airport.

40min

drive to Heathrow Airport.

White Lion House: **The concept**

As the working world shifts and changes, businesses like yours are looking to position themselves in places which offer the best of both worlds: desirable, central locations that are easy to access and which offer innovative, efficient workspaces. Providing a bridge between homeworking and office life, architect-designed domesticated workspaces like White Lion House deliver a comfortable, adaptable working environment.

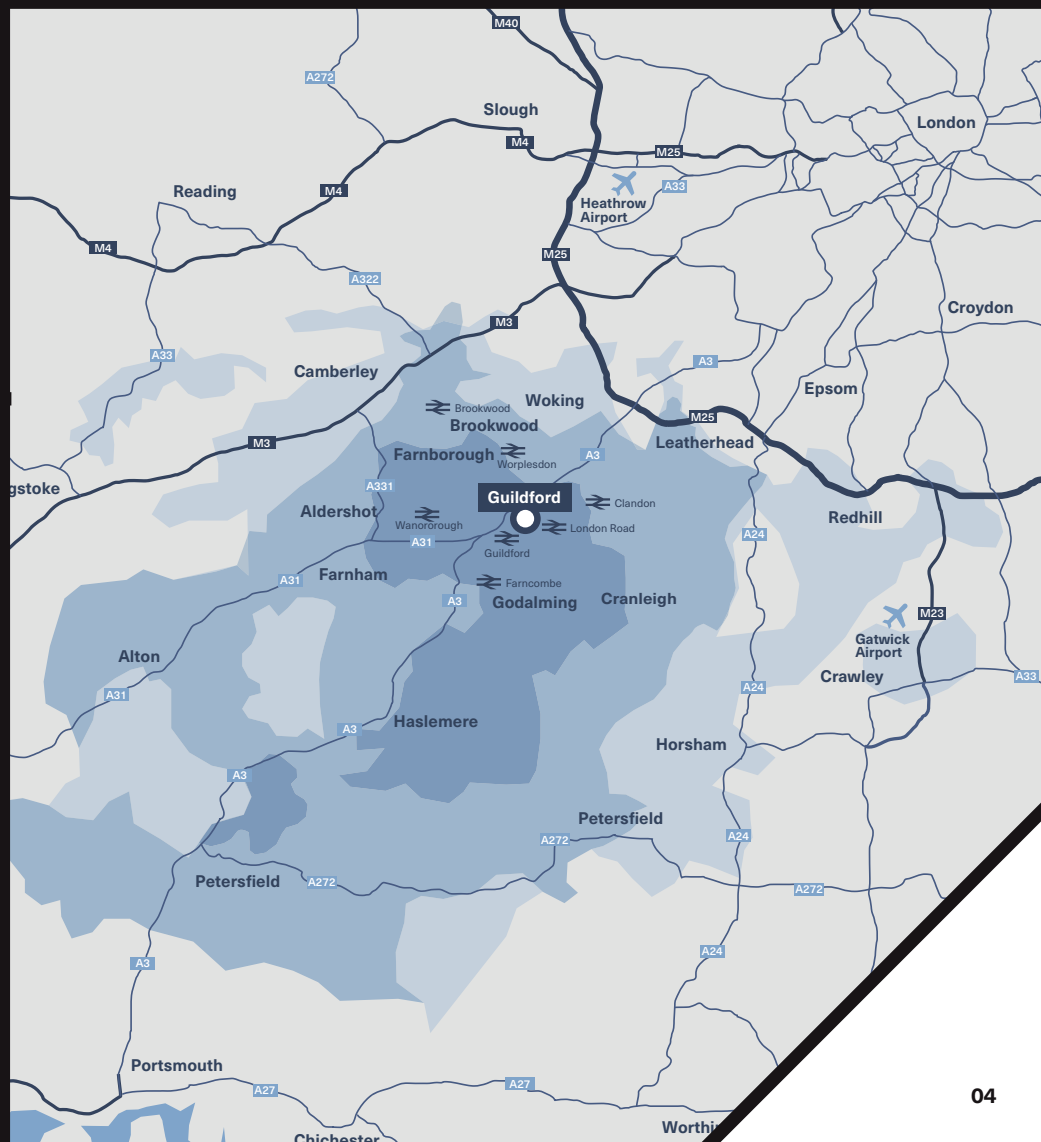
White Lion House will be home to two high-spec office suites which are bright, energy efficient and flexible. Due for completion in December 2022, White Lion House will be ready for you to create your own bespoke workspace, tailored to your business's unique needs. Designed to inspire collaboration, encourage productivity and support staff wellbeing, White Lion House's workspaces will ensure you love your workplace, and love your work.



A Prime Location

Catchment Segments:

- Primary
- Secondary
- Tertiary





White Lion House: The details

Whether you're a growing start-up, an energetic entrepreneur or a well-established business, the office spaces at White Lion House are being developed to be comfortable, sustainable and user-friendly.

Highlights

- Impressive double height entrance lobby with exclusive ground floor access from North Street.
- Biophilic design: a bright, welcoming space filled with natural light which brings elements of the outdoors in. Featuring monochromatic and neutral colours for a dynamic working environment.
- Eight-person 630kg passenger lift.
- Audio door entry system.
- Solar protected glass to atriums and façade glazing.
- Fibre connection to each suite.
- First floor shared space featuring break out areas.
- Modern modular design, ready for you to create a flexible workspace that works for you and your business.
- VRF air conditioning system: highly energy efficient, allowing for precision and zoned temperature control.
- New male, female and accessible toilets.
- Separate male and female showers.
- Second floor secure cycle storage next to showers.
- Multi-use suites available on second floor (customisable for staff areas/private gym/canteen/office space, etc) – 1,216sqft available.

Plus

- Metal raised access floor throughout.
- New metal suspended ceiling with 600mm tiles.
- New fully recessed LED lighting with PIR Movement Detection plus Daylight Saving.
- Mechanical ventilation delivering 1.5l/s/m².



White Lion House: Office Specifications

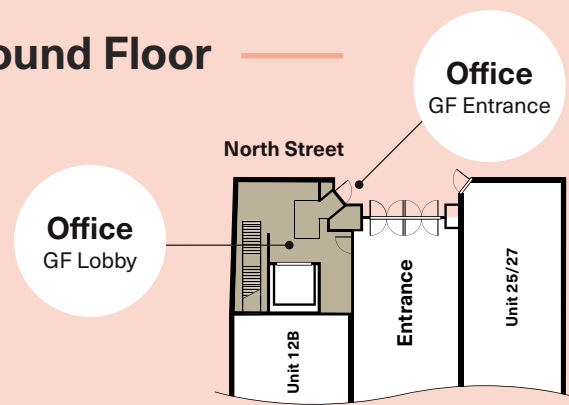
Office 1

- Approx 10,527sqft.
- Reception area.
- Access to WCs, showers and secure bike storage.
- Approx 125 workstations.
- 2 large meeting rooms.
- 1 medium-sized meeting room.
- 2 tea kitchens with eating areas.
- Auxiliary area for printers/storage.
- Flexible spaces for social areas and break out zones.
- Views to shopping mall downstairs and large skylight add to the bright, airy feel.

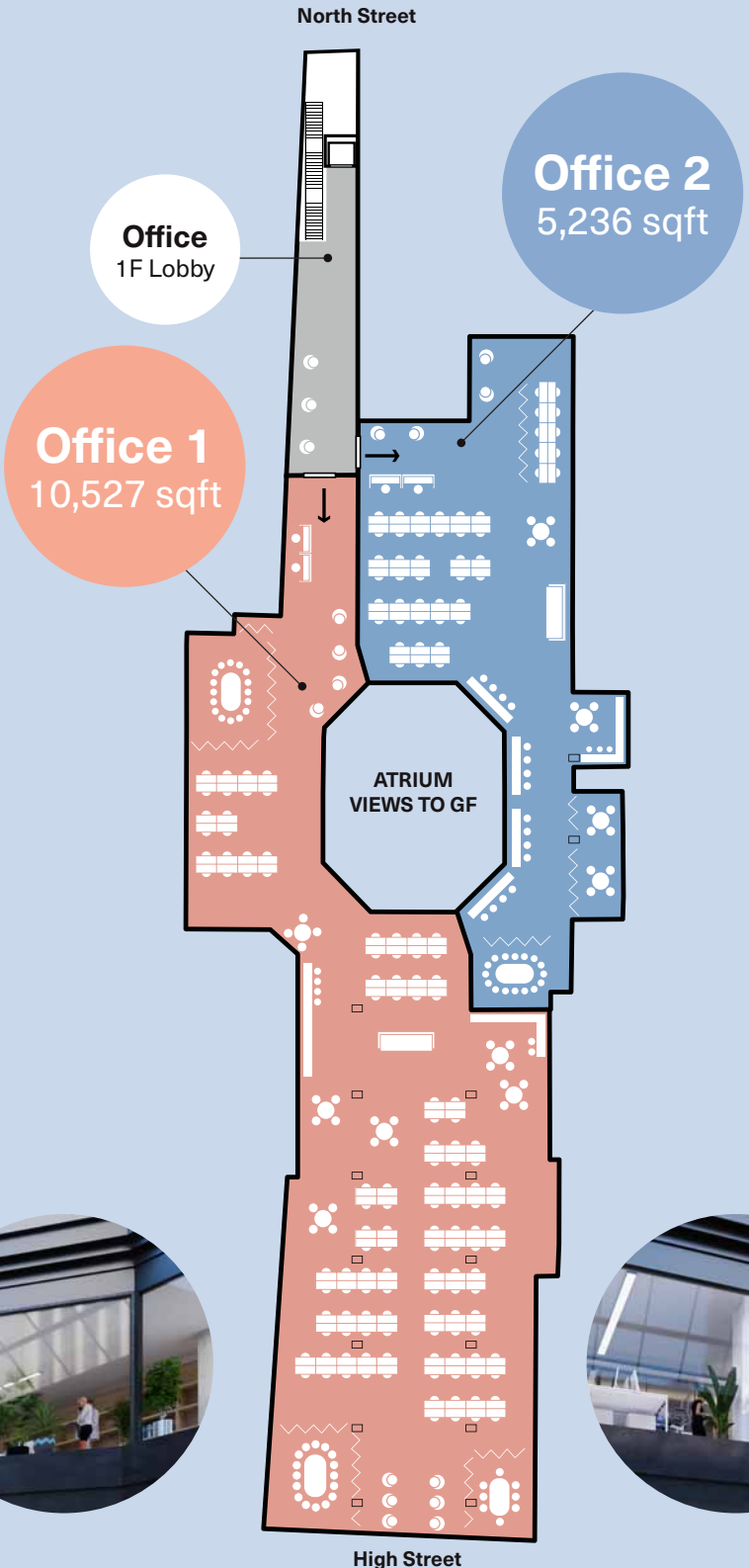
Office 2

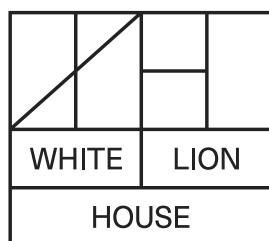
- Approx 5,236sqft.
- Access to WCs, showers and secure bike storage.
- Approx 50 workstations.
- Approx 15 hot desks.
- 1 large meeting room.
- 1 tea kitchen with eating area.
- Auxiliary area for printers/storage.
- Flexible spaces for social areas and break out zones.
- Views to shopping mall downstairs and glass façade overlooking North Street add to the bright, airy feel.

Ground Floor



First Floor





Contact our dedicated leasing agent



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07983 204 530

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