

Shop
Eat
Meet
Work

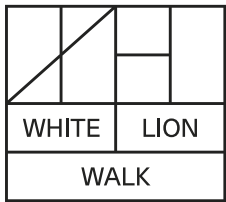


Leasing Brochure Retail

A new lease of life for
Guildford's shopping scene.

green&partners
greenandpartners.co.uk

MAY 2022



White Lion Walk: The facts

White Lion Walk represents a new spirit on the 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 in this popular, affluent area.

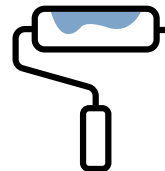
£7.5
million

centre refurbishment and upgrade, creating a new destination for Guildford.



November
2022

Planned completion date of full refurbishment.



RETAIL UNITS OF VARIOUS SIZES FROM

264sqft

up to

3,233sqft

in a bright, modern location.

A breath of fresh air for Guildford's town centre

The refurbishment of White Lion Walk offers an exciting opportunity for retailers and businesses to position themselves in the heart of one of Surrey's most dynamic shopping 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 Walk represents a new spirit on Guildford's historic high street.



Prime pitch

WHITE LION WALK delivers a walk-through experience, connecting Guildford's historic High Street with North Street.

Guildford: A premier destination



GUILDFORD

**The happiest
place to live
in Surrey,**

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



**Shopping
destination**

A dynamic independent scene and the town's historic bustling weekly market nestle alongside modern architecture and major national retailers.

**Surrey
Household
income
40%**

higher than national average



**CATCHMENT
2 million**

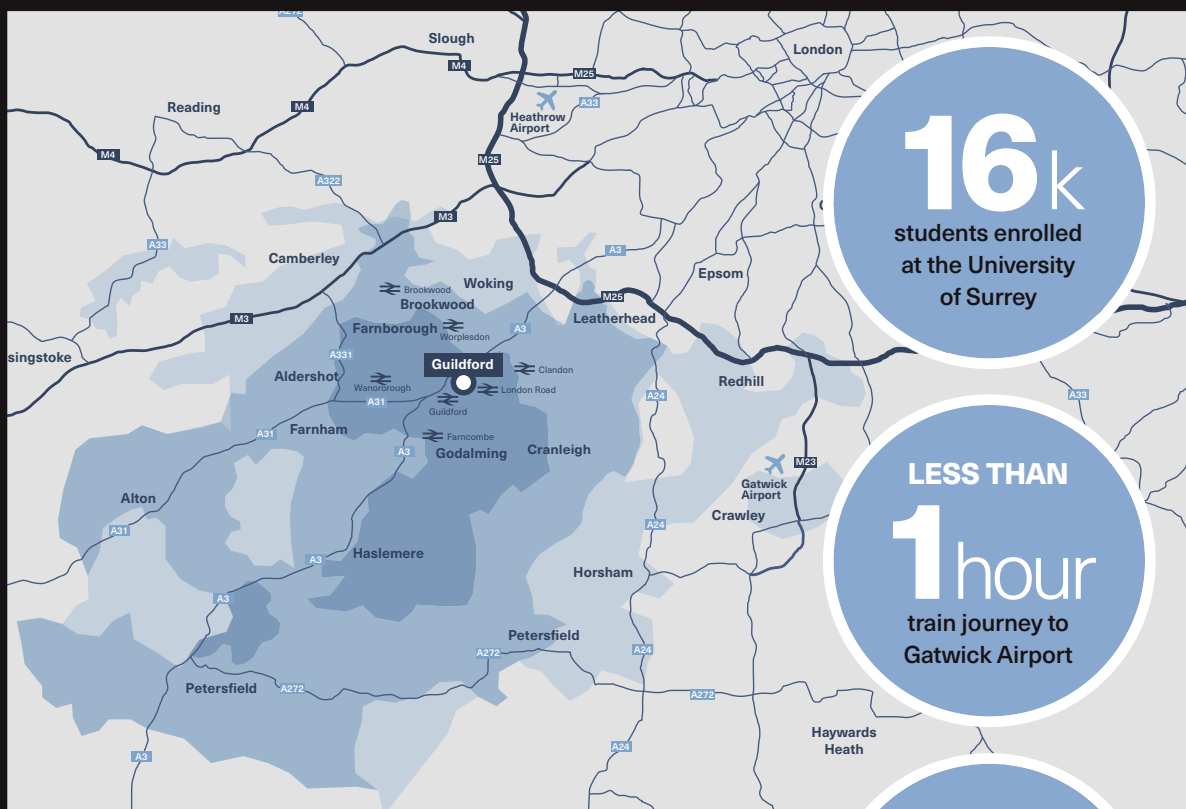
catchment population
(and rising...)



**A Prime
Location**

**Catchment
Segments:**

- Primary
- Secondary
- Tertiary



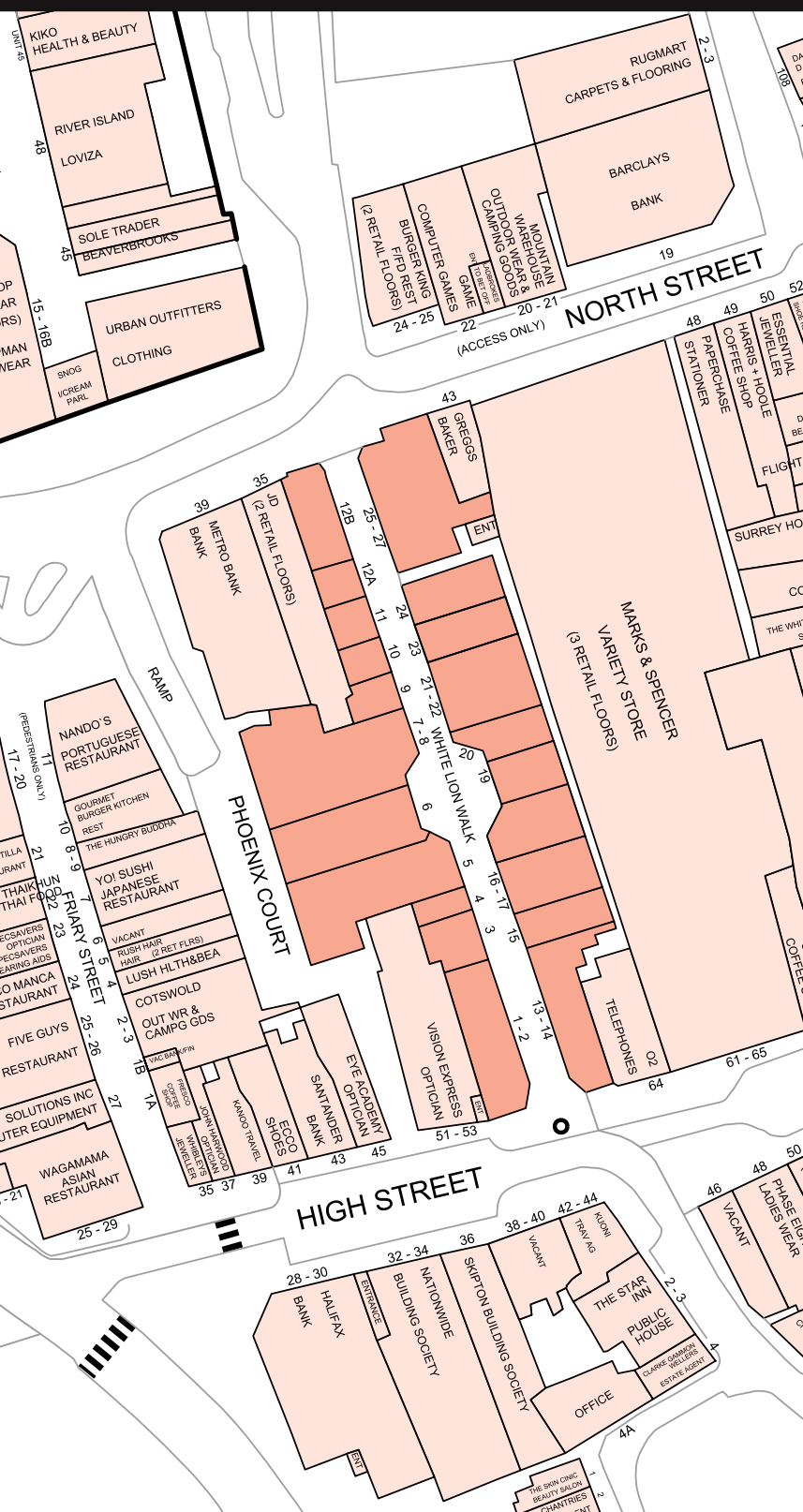
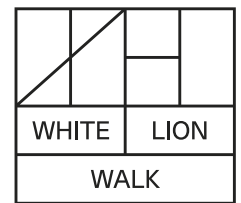
16^k
students enrolled
at the University
of Surrey

**LESS THAN
1 hour**
train journey to
Gatwick Airport

4th
most innovative
region in the
country

6min

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



White Lion House: The Opportunity

White Lion Walk provides an attractive, enclosed thoroughfare from High Street to North Street, delivering passing trade and ongoing footfall.

Nearly 30 flexible retail units. Established tenants currently include Starbucks, Robert Dyas and The Works plus local independent businesses like Babylon Trading and Grape Tree. White Lion Walk rubs shoulders with WH Smith, Marks & Spencer, Boots, O2 and JD Sports on North Street. The centre targets value-led convenience shopping, providing a unique opportunity to access the Guildford market.

Surrey is the second wealthiest area in the UK after London. 52% of Surrey residents are employed in high-skilled professional occupations (England average 41%).

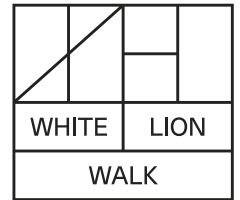
Flexible and friendly centre management team who are highly responsive, with a great understanding of the needs of today's retailers and high street shoppers.

135,500
square feet

of prime retail space in a
bright, modern location.

White Lion Walk:

Floor Plan Retail Units



Now Available to Lease

UNIT	SIZE (SQFT)
1/2	1,538sqft
6	1,771sqft
7/8	3,233sqft
9	293sqft
10	264sqft
12A	335sqft

Floor areas are approximate

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