



White Lion House Guildford



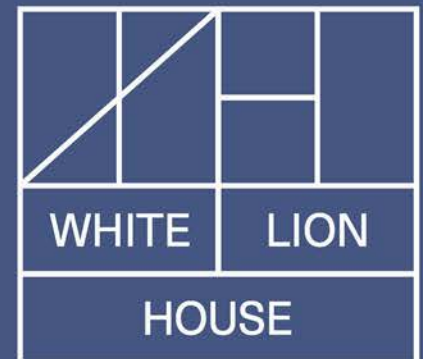
UP TO 17,000
SQ FT AVAILABLE



MODERN OFFICE
ENVIRONMENT



CENTRAL
LOCATION





WHITE LION HOUSE IS A HIGH QUALITY OFFICE ENVIRONMENT LOCATED ABOVE THE ALREADY ESTABLISHED, BUSTLING SHOPPING CENTRE, WHITE LION WALK. THIS SPACE HAS BEEN SUBSTANTIALLY REDEVELOPED TO INCORPORATE MODERN MULTI-USE WORKSPACES, BRINGING A NEW SPIRIT TO THE HIGHLY ACCESSIBLE TOWN OF GUILDFORD; ONE WHICH BLENDS WORKING LIFE WITH SOCIALISING AND SHOPPING.

Flooded with light, open-plan floors

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.

Space

AS THE WORKING WORLD SHIFTS, BUSINESSES 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, ENERGY EFFICIENT WORKSPACES.

White Lion House is ready to create your own bespoke workspace, tailored to your business's unique needs. Designed to inspire collaboration, encourage productivity and support staff wellbeing.

Flexible options from 5,461 sq ft to 16,334 sq ft



to create

The detail

WHETHER YOU'RE A GROWING START-UP, AN ENERGETIC ENTREPRENEUR OR A WELL ESTABLISHED BUSINESS, THE FLEXIBLE WORKSPACE AT WHITE LION HOUSE HAS BEEN DEVELOPED TO BE COMFORTABLE, SUSTAINABLE AND USER-FRIENDLY.



DOUBLE HEIGHT
ENTRANCE LOBBY



BIOPHILIC DESIGN:
BRIGHT NATURAL LIGHT
FLOODS THE FLOORS



EIGHT-PERSON
PASSENGER LIFT



AUDIO DOOR
ENTRY SYSTEM



SOLAR PROTECTED
GLASS TO GLAZING



FIBRE CONNECTION
TO EACH SUITE



FIRST FLOOR SHARED
SPACE, WITH BREAK
OUT AREAS



MODULAR DESIGN
WITH FLEXIBLE
WORKSPACES



NEW ACCESSIBLE
TOILETS AND SHOWERS



VRF AIR CONDITIONING
HIGHLY EFFICIENT AND
PRECISION CONTROLLED



SECURE BIKE
STORAGE ON THE
SECOND FLOOR



SECOND FLOOR
MULTI-USE SUITES



RAISED ACCESS FLOOR
THROUGHOUT



METAL SUSPENDED
CEILING

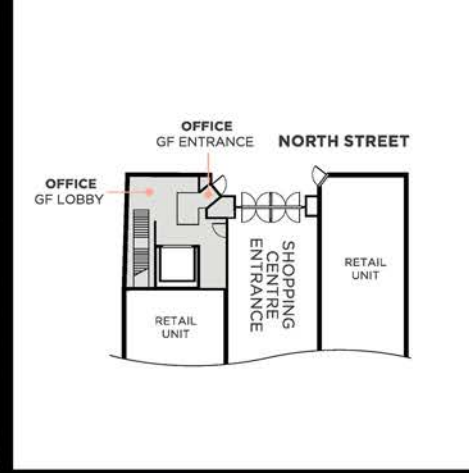
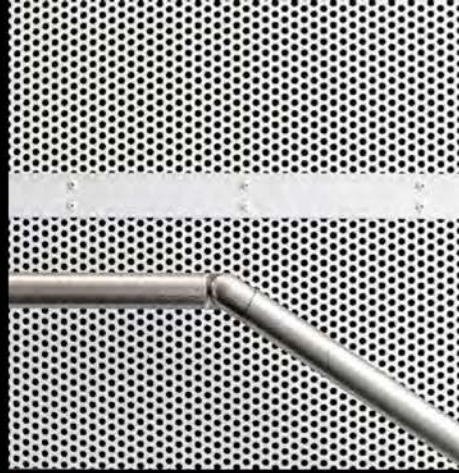


LED LIGHTING WITH PIR
MOVEMENT DETECTION



MECHANICAL VENTILATION
DELIVERING 1.51/s/m²

First floor Single-let option



16,334 sq ft
(1,517.41 sq m)

INDICATIVE OCCUPANCY LAYOUT
DENSITY 1:7.71 SQM

Unit specification

RECEPTION AREA

ACCESS TO WCS, SHOWERS AND
SECURE BIKE STORAGE

APPROX 175 WORKSTATIONS

APPROX 15 HOT DESKS

3 LARGE MEETING ROOMS

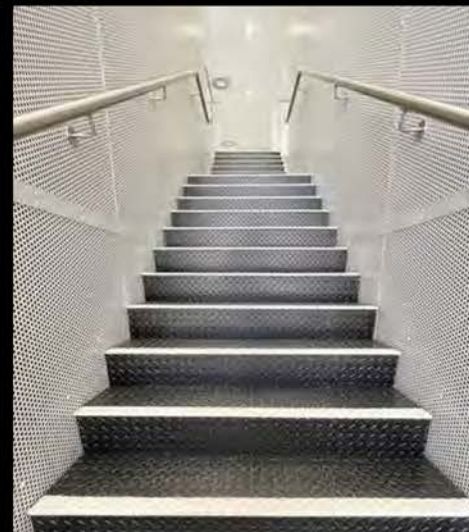
1 MEDIUM-SIZED MEETING ROOM

3 TEA KITCHENS WITH EATING AREAS

AUXILIARY AREA FOR PRINTERS/STORAGE

FLEXIBLE SPACES FOR SOCIAL AREAS AND
BREAK OUT ZONES

VIEWS TO SHOPPING MALL DOWNSTAIRS
LARGE SKYLIGHT, AND GLASS FAÇADE
OVERLOOKING NORTH STREET



First floor Multi-let option

Office 1
10,873 sq ft
(1,010.10 sq m)

INDICATIVE SUITE LAYOUT
DENSITY 1:7.82 SQM

Unit specification

RECEPTION AREA

ACCESS TO WCS, SHOWERS AND SECURE
BIKE STORAGE

APPROX 125 WORKSTATIONS

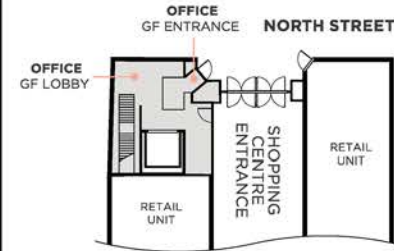
2 LARGE MEETING ROOMS

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
5,461 sq ft
(507.31 sq m)

INDICATIVE SUITE LAYOUT
DENSITY 1:7.48 SQM

Unit specification

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



Guildford.

A hub of science & technology



Home to Surrey Research Park, a vibrant community that creates, collaborates and has driven change for the last 40 years.

HOME TO COUNTLESS INTERNATIONAL BUSINESSES, AND THE FOURTH MOST INNOVATIVE REGION IN THE COUNTRY. GUILDFORD IS ALSO HOME TO THE COMPUTER GAMES INDUSTRY AND HAS THE HIGHEST R&D SPEND IN THE UK.



£1.2bn
ADDED TO THE
LOCAL ECONOMY
BY THE UNIVERSITY
OF SURREY¹

22,000
TECHNOLOGY
BUSINESSES
IN SURREY²

44%
OF WORKERS
EDUCATED TO
DEGREE LEVEL



“Guildford is the happiest place to live in Surrey”

RIGHTMOVE ‘HAPPY AT HOME INDEX’ (NOV ’21)

WHITE LION HOUSE IS IN THE CENTRE OF GUILDFORD, WHICH PROVIDES A STRONG VARIED RETAIL AND LEISURE OFFER FOR ITS HIGHLY AFFLUENT CATCHMENT - BEFORE, DURING AND AFTER WORK.

With both quality independent occupiers and high end national retailers represented across its varied streetscapes, Guildford is one of the UK’s strongest destinations.



THE MOST AFFLUENT CATCHMENT POPULATION IN THE UK



16,000
UNIVERSITY STUDENTS



A Prime location

GUILDFORD IS PERFECTLY POSITIONED TO ACCESS THE SOUTH EAST OR INTERNATIONAL DESTINATIONS

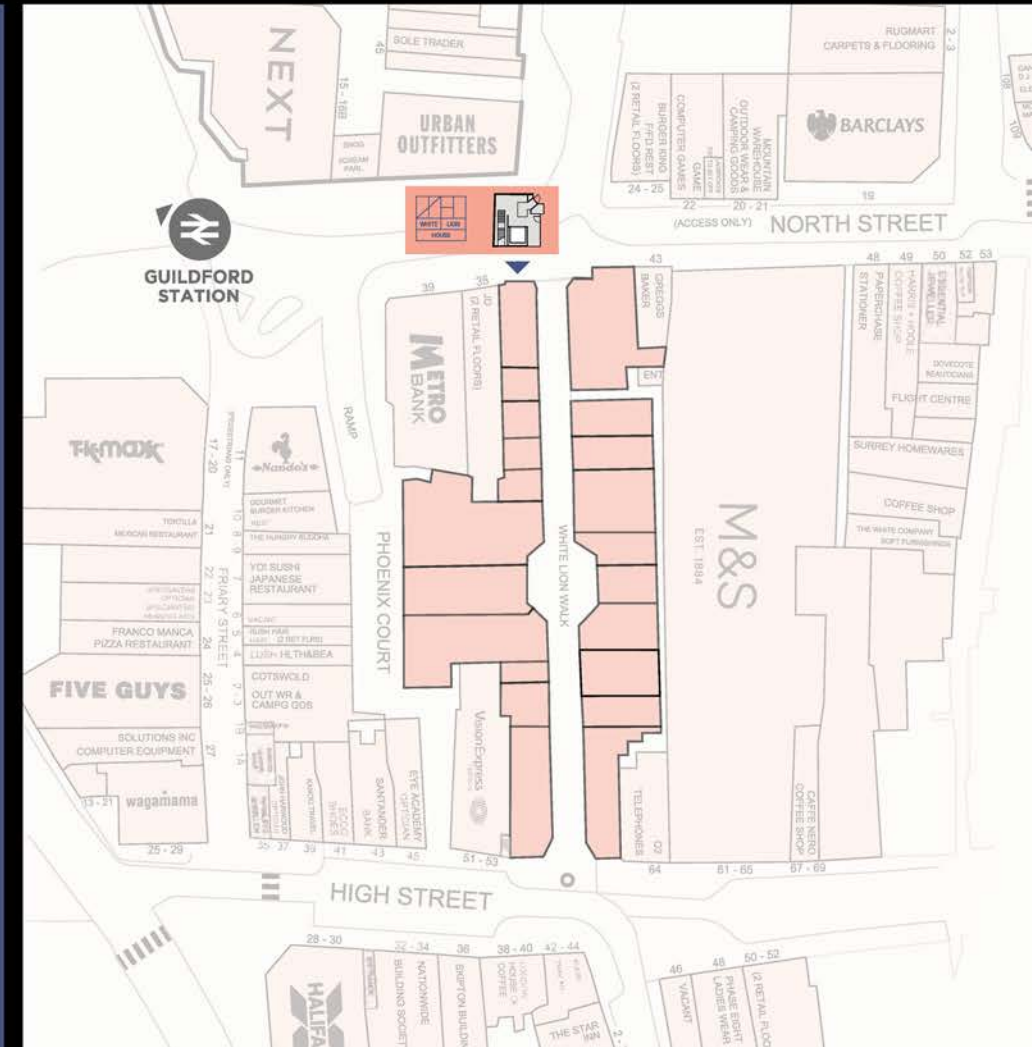
White Lion Walk is a 6 minute walk from Guildford mainline station, which is regularly used by commuters to reach London in 30 minutes or Gatwick Airport in 40 minutes.

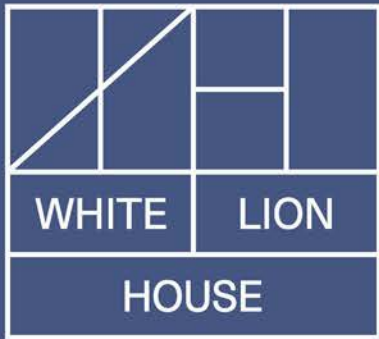
With its close proximity to the A3, M3 and M25, Guildford is easily accessible by car.


6 mins
 WALK FROM
 GUILDFORD TRAIN
 STATION


30 mins
 TO LONDON
 WATERLOO


40 mins
 TO GATWICK
 AIRPORT BY TRAIN





40 NORTH STREET
GUILDFORD, GU1 4TE

Contact



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WHITELIONWALK.CO.UK

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