BOTTLE WORKS, THE BARS,
GUILDFORD, GU1 4LP

BOTTLE WORKS

NEW FULLY FITTED SUITE AVAILABLE NOW

OPEN PLAN & FITTED OPTIONS AVAILABLE

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.

SPACE WHERE IDEAS FLOW



A PLACE TO CHURN IDEAS





‘OPEN, BRIGHT & COLLABORATIVE’

BDO is proud to call Bottle Works home. The open, bright, and collaborative space reflects our commitment to creativity, sustainability, and quality.

With energy-efficient systems supporting our Net-Zero 2050 goal – it’s a workplace where employees can feel proud to work and confident in the positive impact they’re making.

- Phil Cliftlands, Regional Managing Partner for Guildford & South East

BDO

‘REALLY CHARACTERFUL’

Being in the workspace business, our own office environment needs to embody how we want clients to view our work. Bottle Works does this for us, perfectly; really characterful, bright space, great attention to detail, superb sustainability credentials.

Stepping into our office creates a real buzz and it has really enhanced our profile in Guildford. We’re delighted with our decision to relocate here.

- Mike Murray, Managing Director

oktra





‘RE-ENERGISED THE BUSINESS’

Penningtons are delighted with our move to Bottle Works. Being on a bright, open-plan floor has really re-energised the business, and our clients love visiting us here.

As a commuting cyclist, I also love the “end of journey” facilities – secure bike storage under the building, plenty of showers, towel service - and the all-important heated lockers!

- Sam Davies, Partner

PENNINGTONS MANCHES COOPER

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.





EPC ‘A 23’ RATING

BREEAM®

‘EXCELLENT’ RATING

UNDER CERTIFICATION

WIREDSCORE
‘GOLD’

fitwel®

FITWEL 2 STAR

NEW VENTILATION SYSTEMS
WITH ENERGY EFFICIENT FANS

100% POWERED BY ELECTRIC
– NO FOSSIL FUELS

area

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

11 SPACES FOR
2ND FLOOR NORTH

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 1:8M^2

NEW FULLY FITTED SUITE AVAILABLE

Bottle Works has delivered two new suites of 2,927 & 5,737 sq ft, offering a mix of fully fitted and open plan office space. 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
SECOND | SUITE A (open plan)	5,737
SECOND | SUITE B (fully fitted)	2,927
CAN BE COMBINED TO CREATE	9,277 (sq ft approx)

All areas are approximate and in accordance with RICS IPMS 3 measuring standards



FLOOR PLAN

SUITE A

5,737 SQ FT

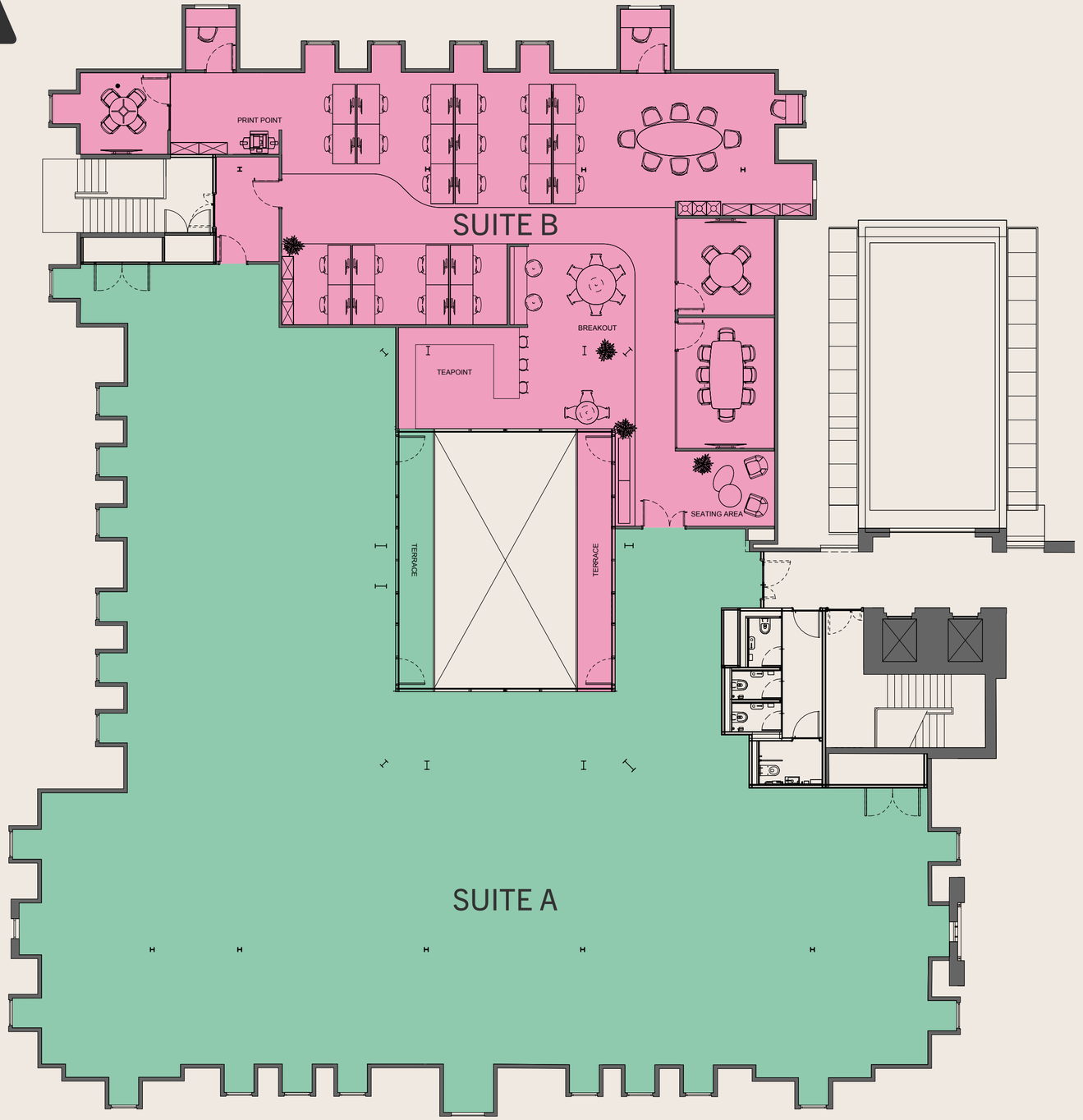
SUITE B

2,927 SQ FT

FULLY FITTED SUITE FACILITIES

- 2 quiet rooms
- 3 meeting rooms
- 1 printing station
- 3 breakout areas
- 24 desks
- 1 teapoint

* APPROXIMATE SIZES



ATTENTION TO DETAIL



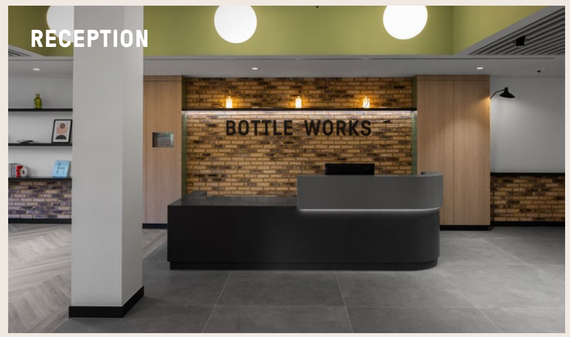












LOCATED IN THE HEART OF GUILDFORD

CULTURED & CONNECTED

RESTAURANTS

01. The Ivy Asia
02. Bills
03. The Long Bar & Grill
04. Rumwong Thai
05. Pizza Express
06. Zizzi
07. Sushi Nara
08. All Bar One
09. Wagamama
10. La Casita
11. Giggling Squid
12. Positano
13. The Pocket

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

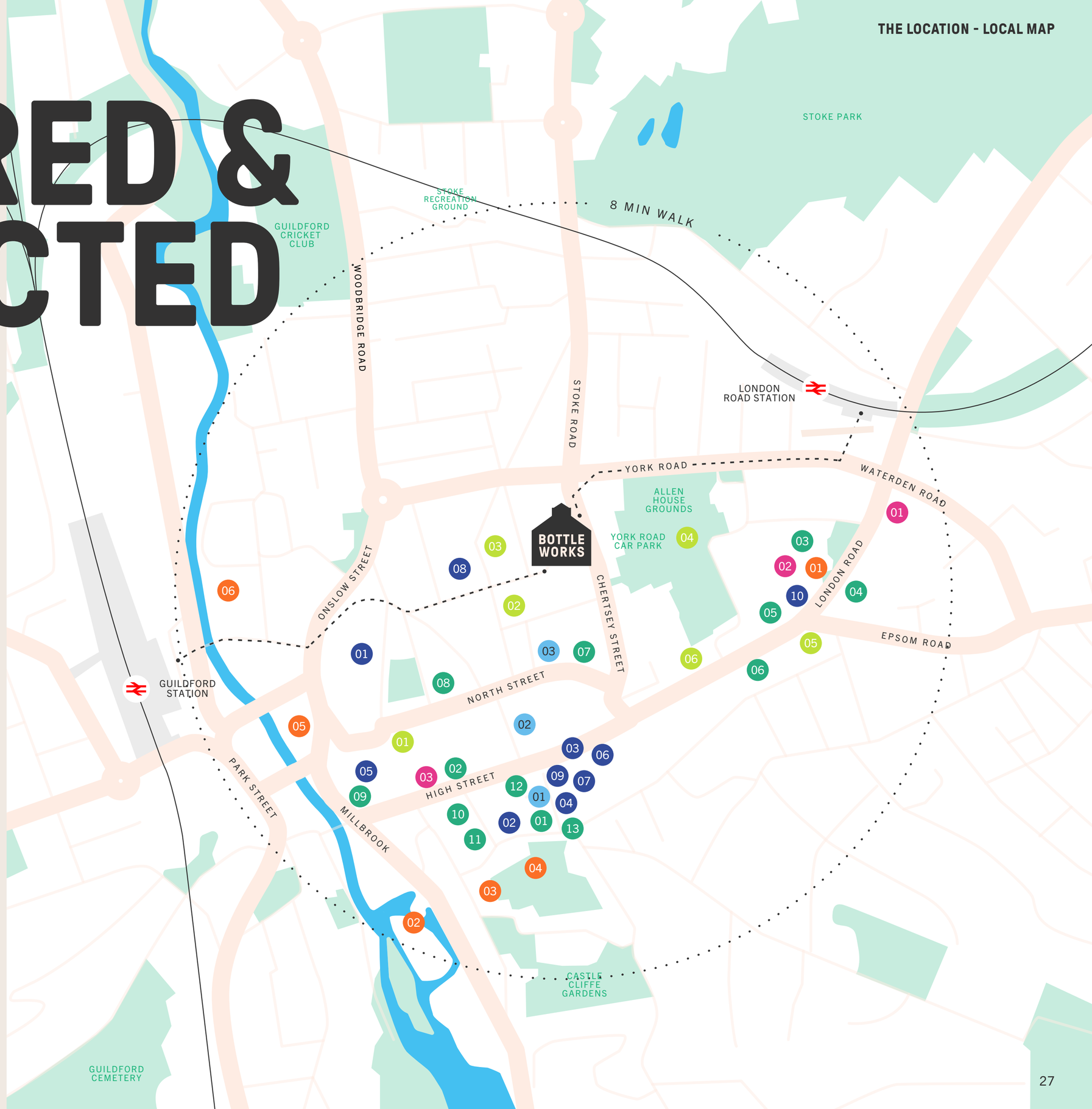
01. 1Sculpt Fitness
02. MASK Personal Training
03. Field of Fitness

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

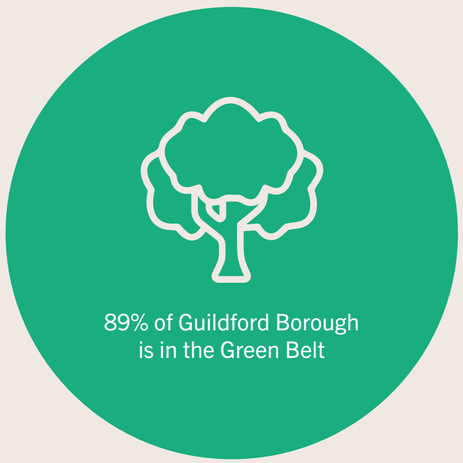
UNBOTTLE YOUR BUSINESS POTENTIAL IN GUILDFORD



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



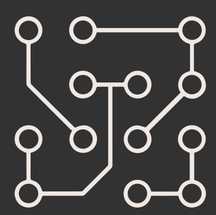
23% higher rate of active businesses per 10,000 population than the rest of the South East



Almost 50% of the working age population is qualified to degree level or above



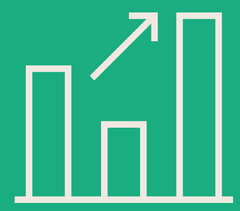
GDP per capita 15% above the UK average



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.

MINUTES TO WALK

- **03** LOCAL PARK
- **05** HIGH STREET
- **06** THE FRIARY
- **08** GUILDFORD STATION

MINUTES BY TRAIN

- **28** CLAPHAM JUNCTION
- **32** WATERLOO
- **45** GATWICK AIRPORT
- **46** READING

MINUTES TO DRIVE

- **27** HEATHROW AIRPORT
- **09** M25
- **03** A3

BOTTLE WORKS

bottle-works.co.uk

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Kingsbridge

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