



**BRIDGE
HOUSE**

Guildford  GU1 4GA

Up to 40,000 Sq Ft of
modern, refurbished
workspace in an
outstanding location

Bridge House is one of the best known and most prominent office buildings in Guildford.

Providing classic external feature elevations directly opposite Guildford Station, this local landmark is now being enhanced with a fully refreshed, modern entrance and upgraded interior and common parts.

BRIDGE HOUSE

Landmark exterior

Transformed interior



Elegant entrance

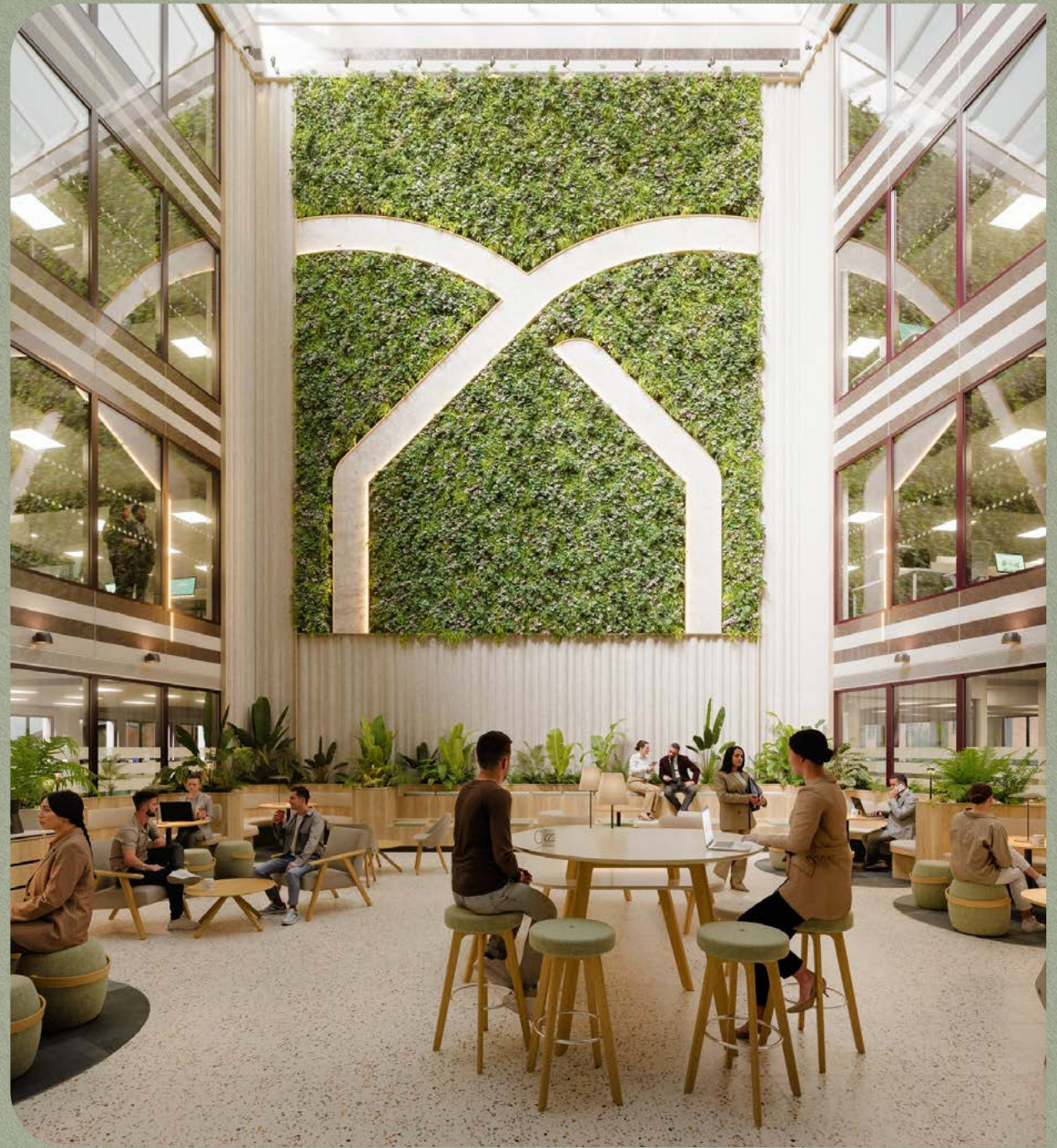


Once inside, you will enter the fully refurbished, spacious reception area which provides a great sense of arrival.

From here, you can progress through to the bright, full-height atrium which will provide the setting for a sleek new business lounge, with 'town hall' seating for occupier events or presentations. Pull up a chair and grab a coffee!



State-of-the-art business lounge





Beautifully
finished

Bright &



Accommodation

Bridge House offers a series of bright, open plan floors extending to over 10,000 sq ft affording great views across the River Wey and the town centre

Secure Car parking, cycling storage and the all-new gym and shower are all located at basement level, accessed via Walnut Tree Close.

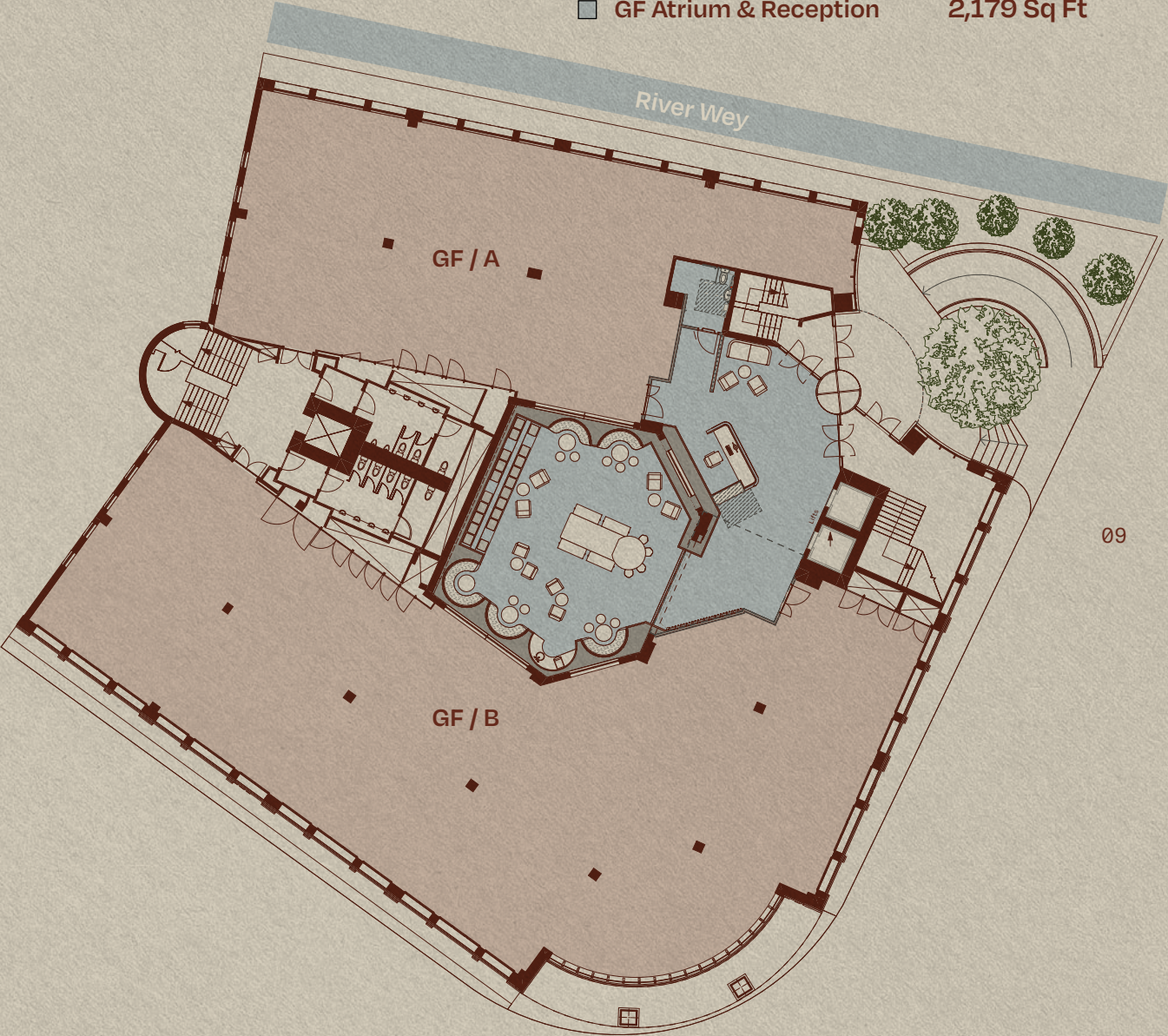
FLOOR	SQ FT
03	8,491
02	10,635
01	10,633
GF / A	3,023
GF / B	5,862
GF Atrium & Reception	2,179
Total	40,823
Car Parking Spaces	32

All areas IPMS3 approx



GF

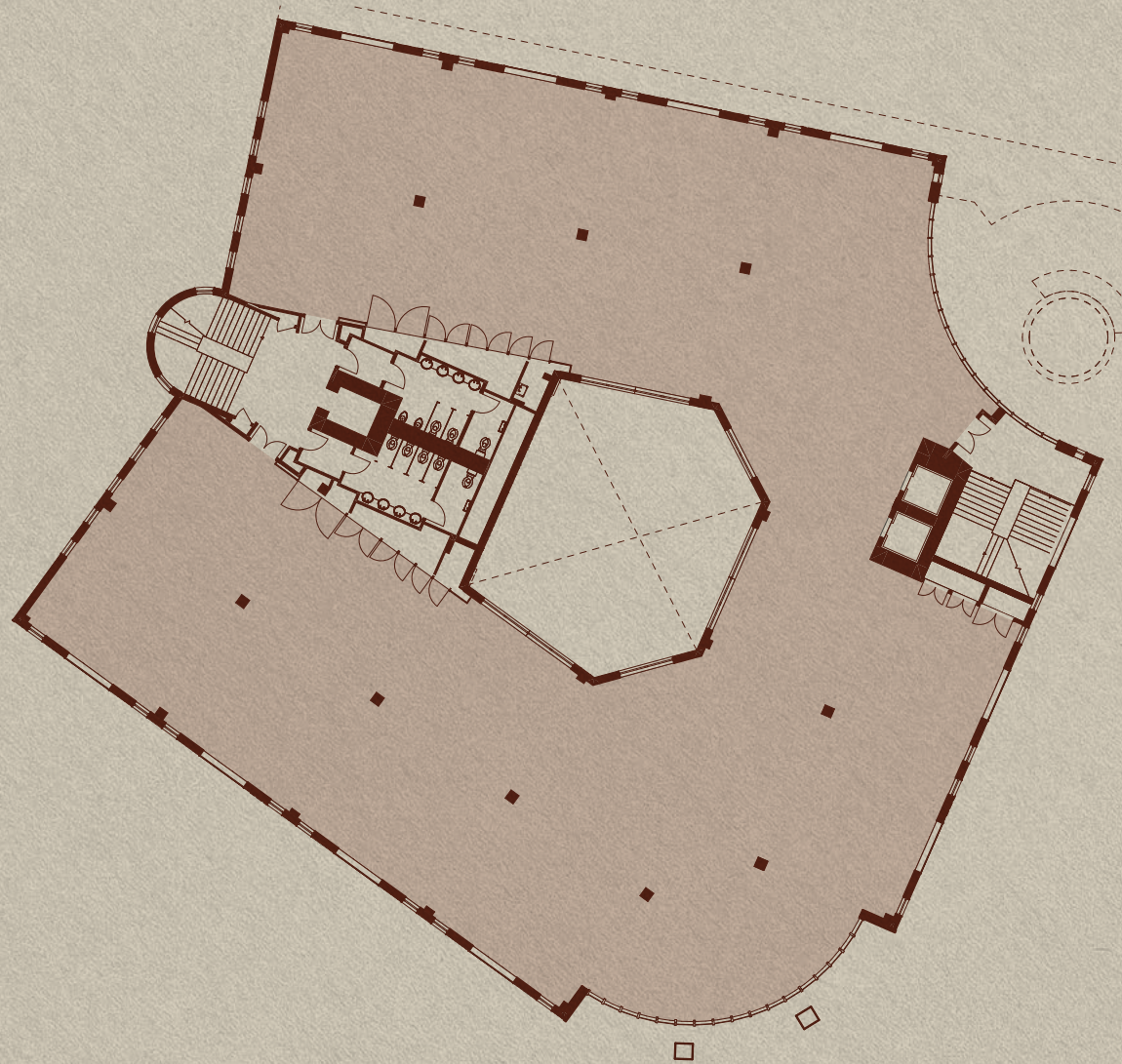
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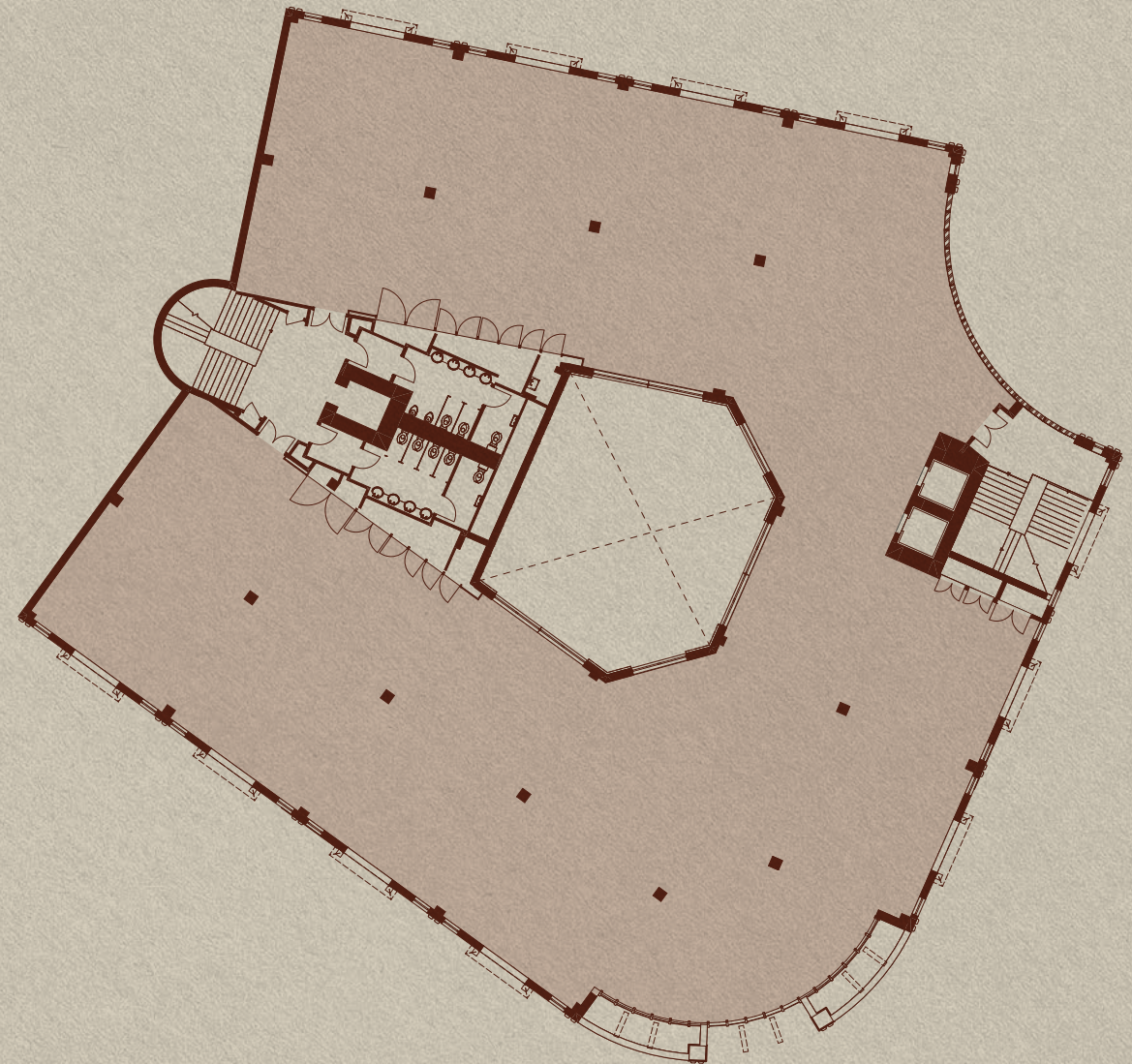
01

10,633 Sq Ft



02

10,635 Sq Ft



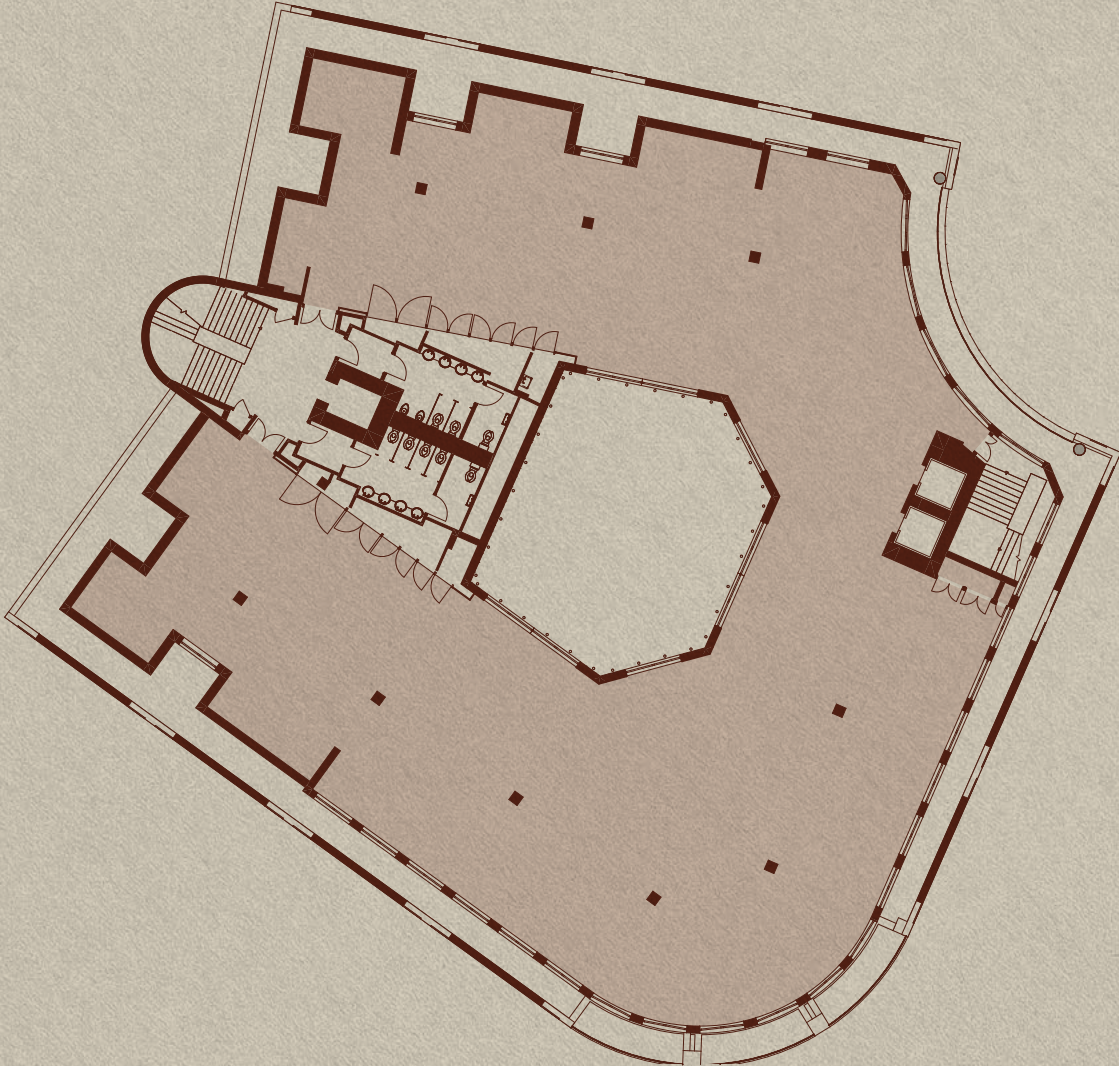
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BRIDGE
HOUSE

03

8,491 Sq Ft



-01

- Car Parking Spaces:
- Gym / Fitness Room
- Shower Facilities
- Bike Store
- Drying Room

32



13



BRIDGE
HOUSE



Tone Up

A new gym/fitness room will be delivered in the building basement, providing a great way to fire yourself up for the working day ahead, or to unwind afterwards.

Our luxurious new shower facilities will provide the perfect relaxing space to get yourself prepped for whatever's next, whether it's back to the desk, or out on the town.



Indicative CGI

Wind Down



The design of this building places occupiers' needs at the forefront, creating an environment where your business and its staff have everything they need to thrive. Every element has been carefully considered to support productivity, wellbeing, and convenience throughout the working day. This is brought to life through a state-of-the-art business lounge, a fully equipped gym, modern shower and changing facilities, and dedicated bike storage.

We are committed to reducing environmental impact while delivering high-quality workspace. The refurbishment is estimated to avoid approximately **2,480 tonnes CO₂e** of embodied carbon equivalent compared to a new-build approach. This saving is comparable, in scale, to avoiding around **2,500 return flights between London and New York**, or **over 19 million kilometres of typical car travel**. The comparison illustrates the significant carbon benefit associated with the retention and adaptation of existing buildings.

Look & Feel

 Full time receptionist	 Air conditioning (VAV system)	 Suspended ceilings	 LED lighting
 Versatile & flexible floor plates	 Excellent natural light	 Superb full height atrium / business lounge	 Full access raised floor
 Secure parking - 32 spaces	 Secure cycle storage - 48 spaces	 3 x passenger lifts	 Brand new gym & studio space
 New showers & changing rooms	 Drying room & lockers	 Target EPC C	 Access control system





Guildford Town Centre



Wey and Arun Canal

Town &

Country

Guildford is one of the country's most attractive towns, with the historic High Street at its heart, offering a superb array of retailing, cafés and restaurants as well as the regionally renowned Yvonne Arnaud theatre.

Outside the town centre, green space is easily available in the Surrey Hills National Landscape and along the River Wey Navigation. The area is rich in parks and open spaces, and with the Guildford Lido, there is a wealth of activities to enjoy.



**Pewley Down
Nature Reserve** ↑



Tunsgate Quarter ↑
Modern, upscale shopping centre with designer label fashions alongside home and lifestyle stores, plus a café.

Guildford Lido ↓
Public, open-air swimming pool.



The Friary ←
Shopping centre with over 50 stores, including contemporary fashion shops and high-street brands.



The March Hare →
A gastro pub and restaurant serving a seasonal menu and delicious cocktails.



**River Wey
Navigation** ↑

The Weyside →
Cask ales and British dishes in a homely waterside venue with wood beams, armchairs and a terrace.



Guildford Cathedral →

Where Contemporary Meets Historic



Guildford's history, and its longstanding status as the county town and administrative hub of Surrey have led to it being the beating heart of the region.

Today, Guildford continues to thrive. It is home to the University of Surrey, the Surrey Research Park and Royal Surrey County Hospital, all of which attract an exceptional talent pool. The historic High Street remains the focal point of a rich mix of retail opportunities, complemented by numerous restaurants, cafés and pubs.

Out & About

● RETAIL

- 01 The Friary Shopping Centre
- 02 Marks & Spencer
- 03 White Lion Walk Shopping Centre
- 04 Waitrose
- 05 Boots
- 06 Tesco metro
- 07 Tunsgate Quarter

● CAFÉS, EATERIES AND LEISURE

- 08 The Ivy & Ivy Asia
- 09 The March Hare
- 10 Gails
- 11 Pret a Manger
- 12 The White House
- 13 The Britannia
- 14 Yvonne Arnaud theatre
- 15 Guildford Lido
- 16 Odeon cinema
- 17 The Weyside

● TRANSPORT

- 18 Millmead car park
- 19 Portsmouth Road car park
- 20 Farnham Road multi-storey car park
- 21 Bus station
- 22 Bedford Road multi-storey car park
- 23 Millbrook car park



Friends & Neighbours

OCCUPIERS

- 01 Supermassive Games
- 02 Stevens & Bolton
Media Molecule
- 03 Larian
- 04 Electronic Arts
- 05 Penningtons Manches Cooper
BDO
- 06 Western Digital
Scott Brownrigg
Investec
- 07 Clyde & Co
WSP
Charles Russell Speechly
RSM
- 08 Charles Stanley
- 09 Glowmade Games
- 10 Guildford Borough Council
- 11 SHW

TRANSPORT

- 12 Guildford mainline train station
- 13 Bus station

DEVELOPMENTS

- 14 North Street redevelopment
- 15 St Mary's Wharf development
- 16 Train station redevelopment



Local & National

Guildford is superbly located for access by road, rail and air to numerous destinations near and far.

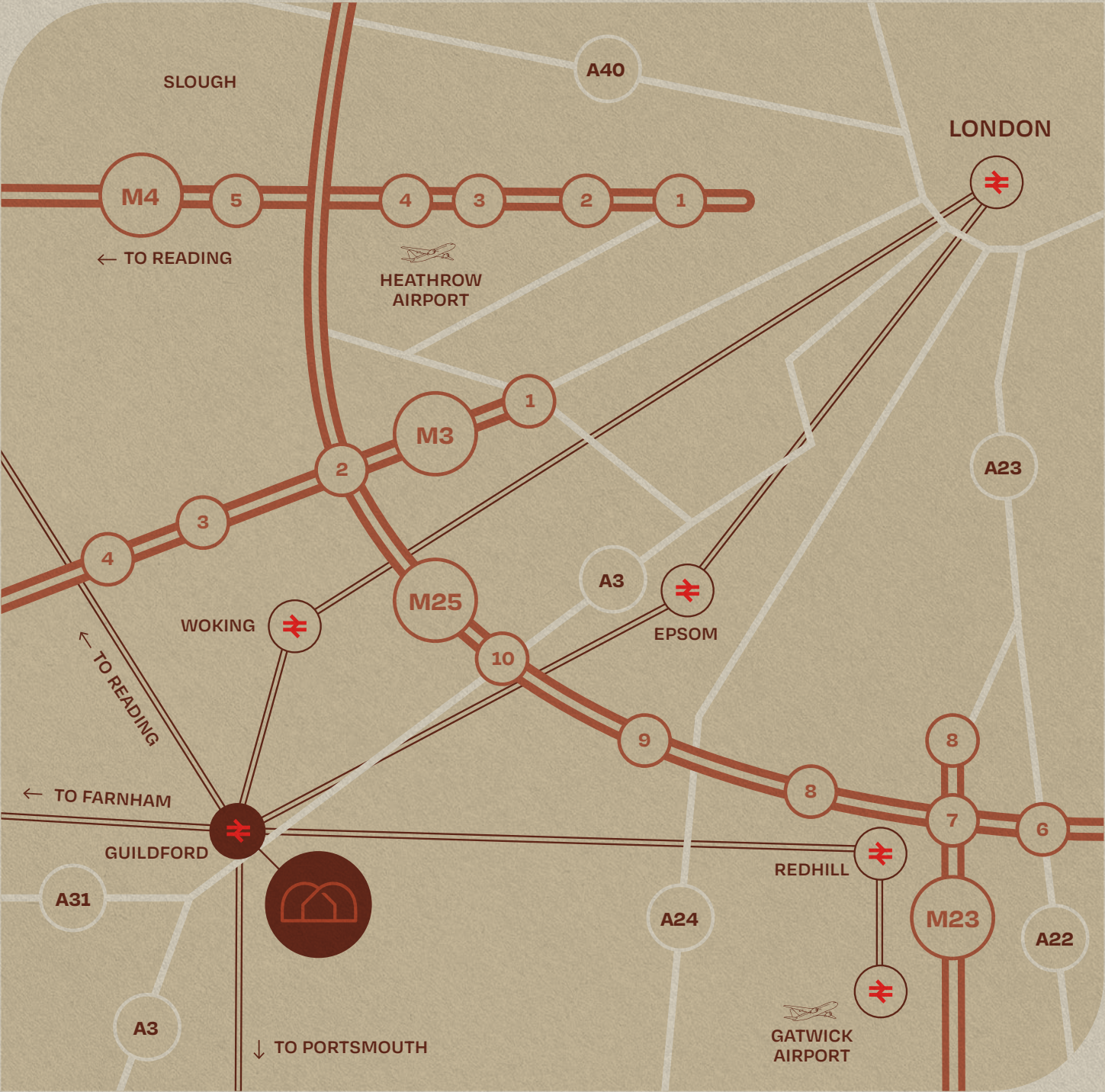
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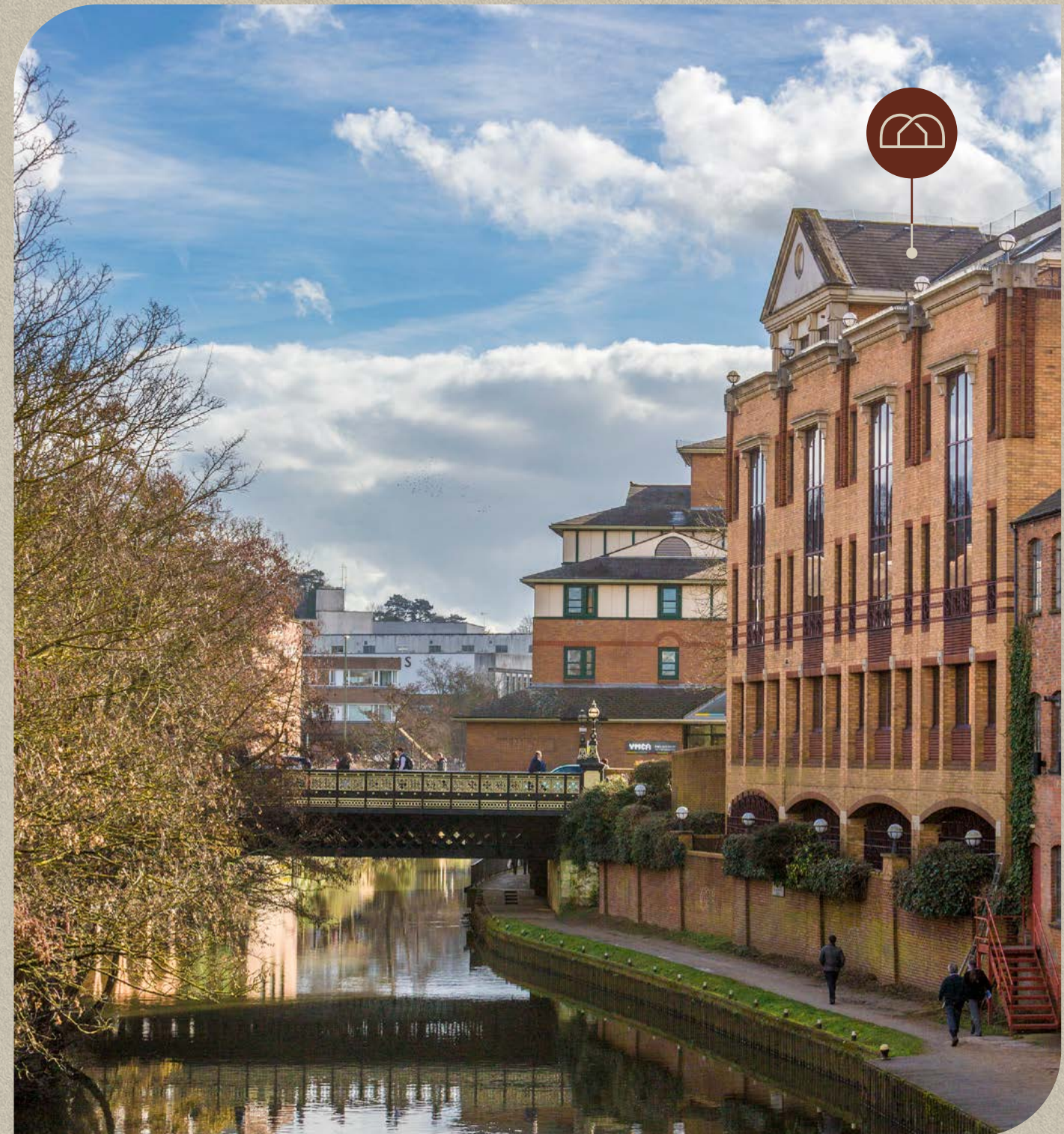
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Info

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2026.

A DEVELOPMENT BY





bridgehouseguildford.com