

ONE  
Bell Court  
Guildford

Your own space.  
Suites available  
from 607 sq ft  
to 2,217 sq ft

# Flexible workspace.



One Bell Court provides flexible workspace opportunities from 607 - 2,217 sq ft, just a stone's throw from Guildford high street and a short walk to the train station.

With flexible leases available it provides the perfect workable solution for your business.



You control  
Your space.  
Your culture.  
Your style.

Identity and personality are key for attracting staff - a company's culture requires nurturing; they need a space that can become a place and people can express their ideas.



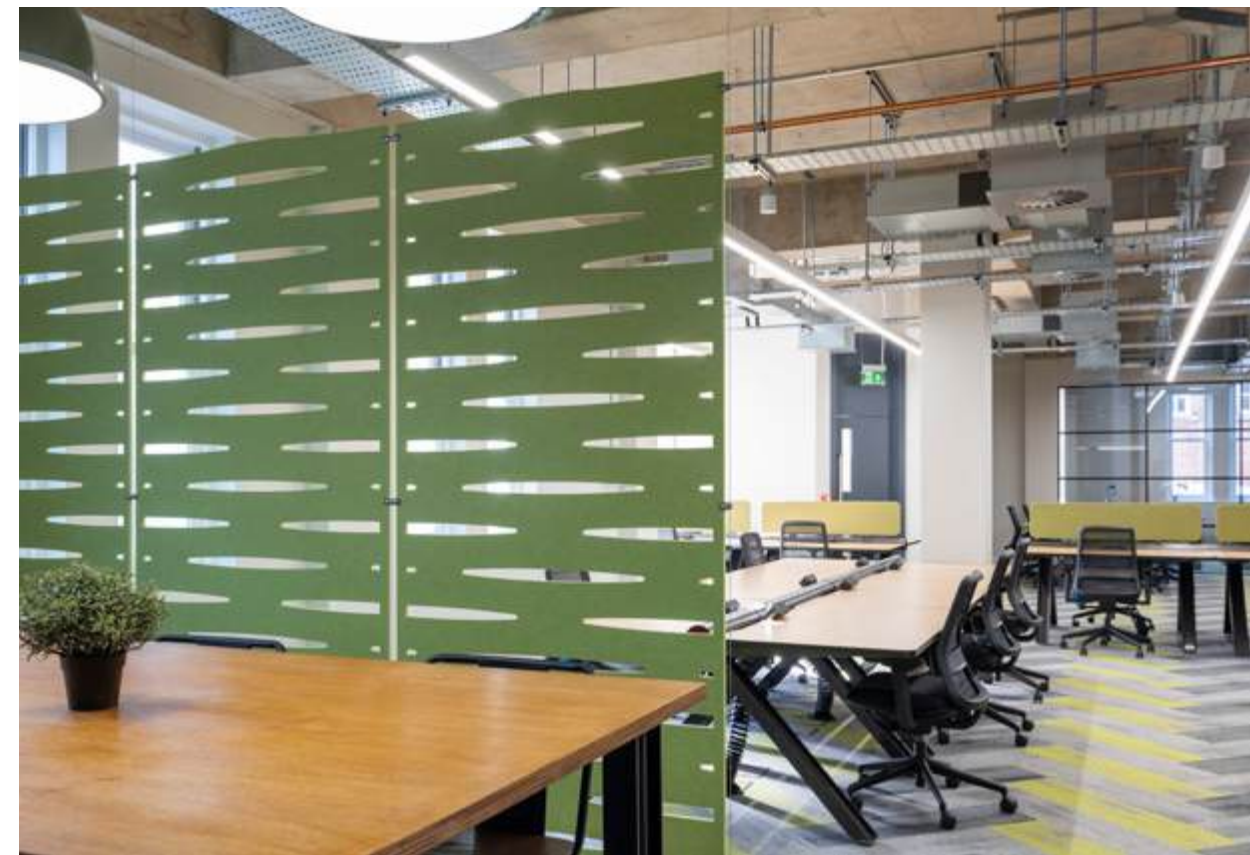
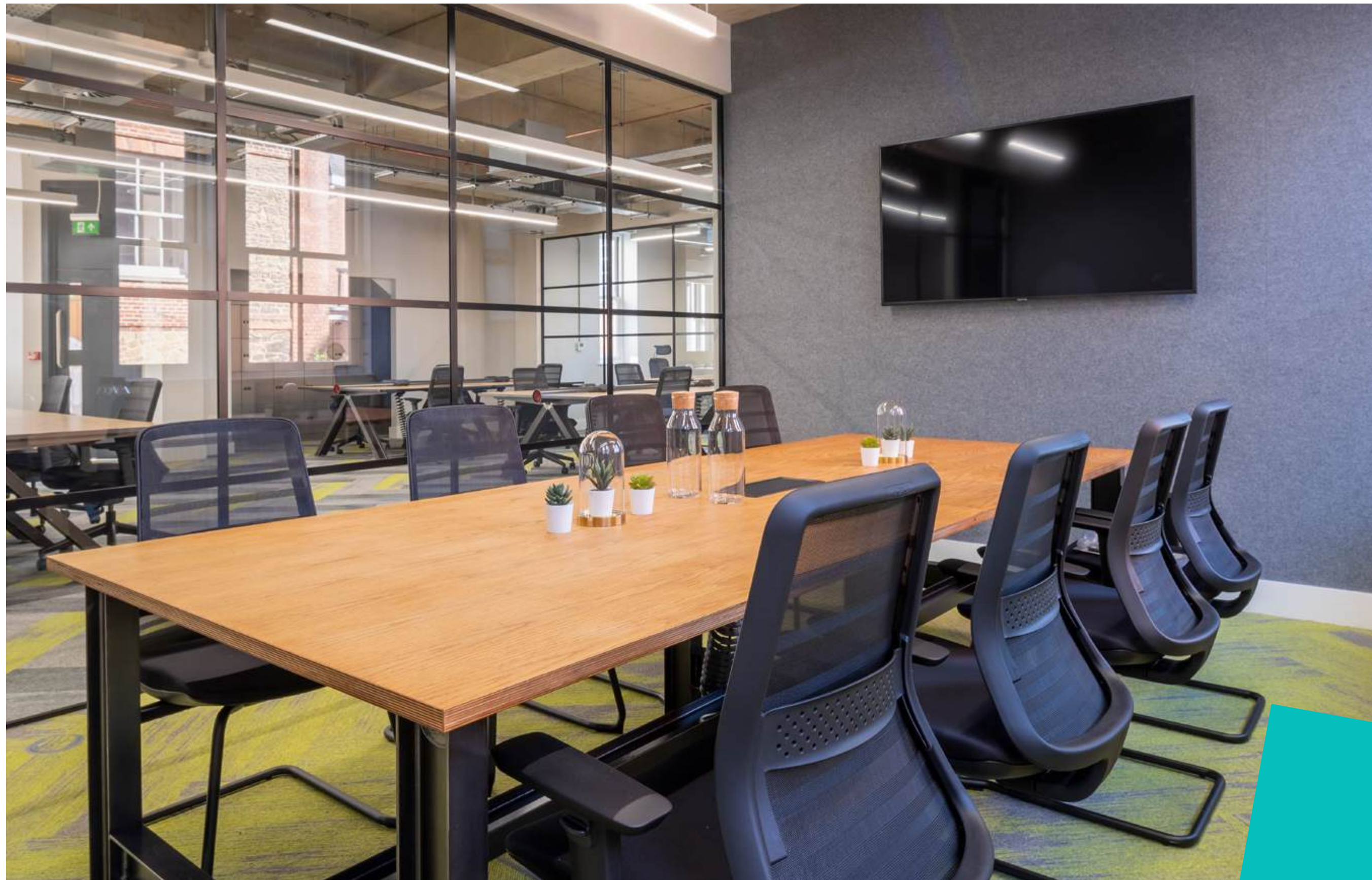
Business is  
open plan.

An open plan space allows departments to integrate, ideas to be shared and conversations to continue, at the water cooler, while making a cup of tea.

All key to creating a healthy productive environment.



Finished  
so you  
can begin.



One Bell court has been finished and furnished so you can just turn up and plug-in-and-play.

Every detail has been considered, designed and installed meaning you can expend your energy on your work rather than deliberating over various styles of faucets.

We have already installed the fastest fibre broadband so all you'll need to get going is your tech, you people and some decent coffee.

Just plug  
in and get  
to work.  
1GB fibre line  
already installed.



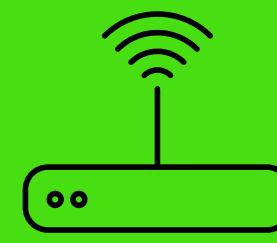
Fit for  
purpose.  
With quality  
finish throughout.



High spec  
for high  
expectations.

One Bell Court provides high specification, plug-in-and-play workspace, furnished with office desks and chairs meeting room tables along with all the little details that make life super easy.

Outside of the workspace, the interior designed common areas provide a high quality environment with WCs and showers.



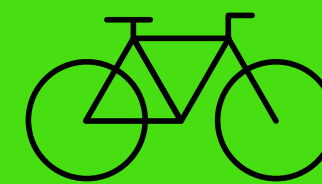
1GB/sec fibre



Fully furnished



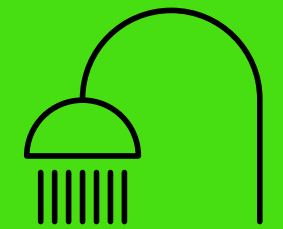
Dedicated car parking



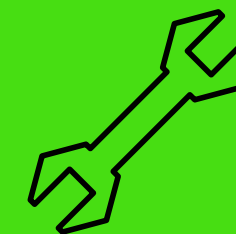
Secure cycle parking



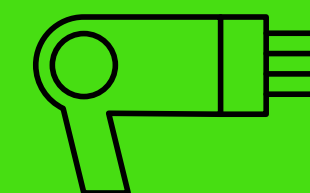
Heated lockers  
for cycle gear



Showers



Cycle repair station



Hair-driers



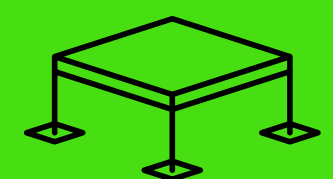
Disabled WCs



Air conditioning



LED lighting



Raised floors



# #guildford



Eat,  
drink,  
shop,  
repeat.

**Shop**

- 01 The Friary Guildford
- 02 White Stuff
- 03 Le Creuset
- 04 Lululemon
- 05 COS
- 06 Tunsgate Quarter
- 07 Waitrose
- 08 White Lion Walk

**Relax**

- 01 Boiler Room
- 02 Odean Cinema
- 03 Yvonne Arnaud Theatre

**Workout**

- 01 Anytime Fitness
- 02 PureGym
- 03 Bodystreet
- 04 Guildford Jiu Jitsu

**Eat & Drink**

- 01 Bill's
- 02 Blue Sardinia
- 03 Cosy Club
- 04 Côte Bistro
- 05 De Nada
- 06 Franco Manca
- 07 Giggling Squid
- 08 Ivy Castle View
- 09 Kokoro
- 10 The White Housev
- 11 La Casita
- 12 The March Hare
- 13 Olivio
- 14 Pho
- 15 Positano
- 16 Sushi Nara
- 17 Thai Terrace
- 18 Theion
- 19 Wagamama

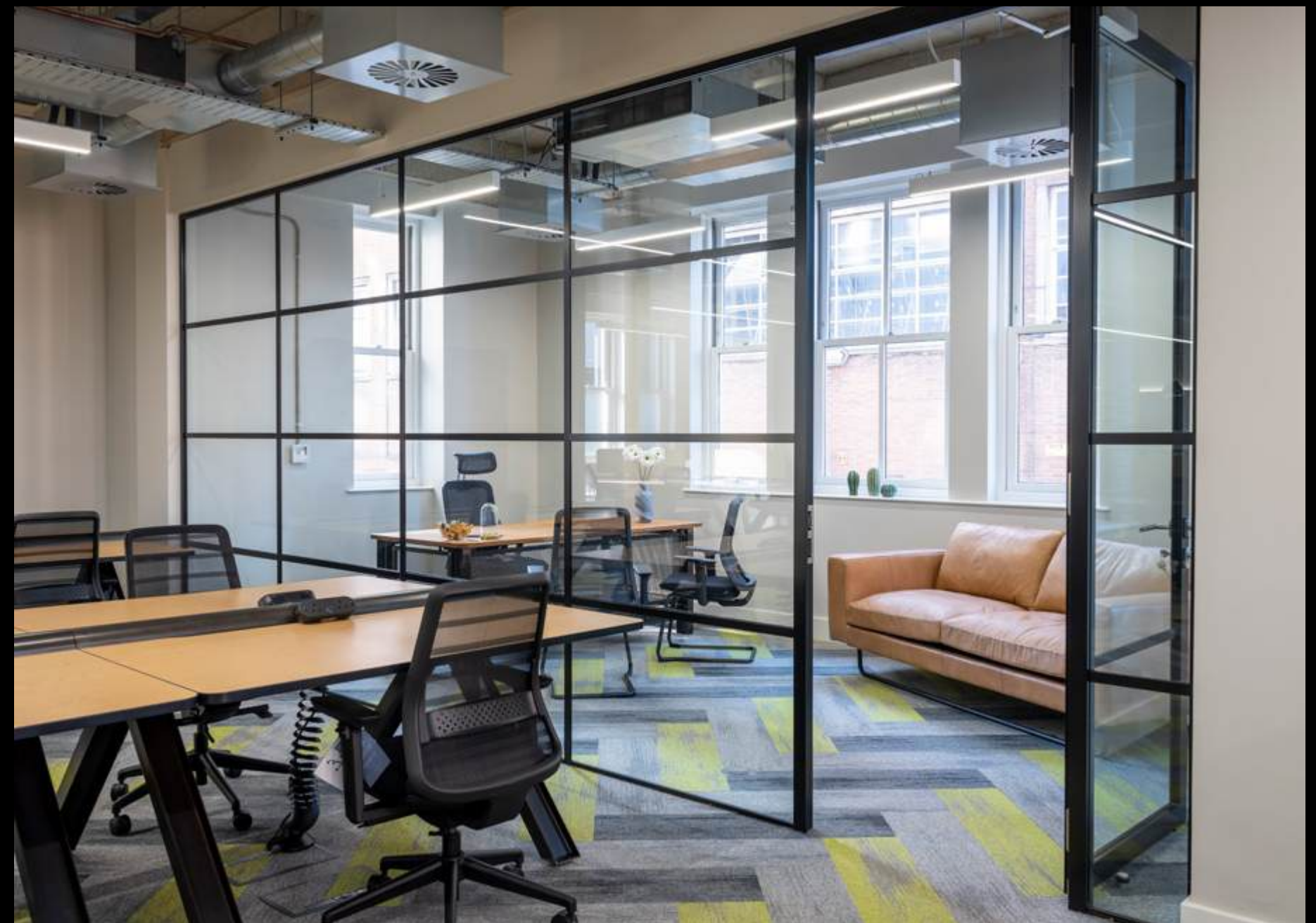
**Sleep**

- 01 The Angel Hotel
- 02 Flexi-Lets



# Schedule of areas.

Joshua	607 sq ft (Up to 5 people)
Bannister LET	837 sq ft (Up to 14 people)
Farah LET	1,819 sq ft (Up to 16 people)
Holmes LET	1,954 sq ft (Up to 21 people)
Valiant	1,961 sq ft (Up to 16 people)
Berners-Lee	2,217 sq ft (Up to 39 people)
Hawking LET	2,259 sq ft (Up to 26 people)
Lamarr LET	2,285 sq ft (Up to 28 people)



ONE  
Bell Court  
Leapale Lane  
Guildford  
GU1 4LY

onebellcourt.co.uk

Owen  
Isherwood  
CHARTERED SURVEYORS

Adam Fenney  
adam@owenisherwood.com  
079832045300

SHW

Tim Shaw  
tshaw@shw.co.uk  
07834626792