



Centrepointhouse offers the best of all worlds. Located in the heart of Guildford, this period building has been extensively refurbished to a five star standard, providing luxury offices where original features and state of the art business facilities sit side by side. With fast access to London and open countryside on the doorstep, Centrepointhouse is as good for your lifestyle as it is for your business.

The perfect
place for your
business.


The perfect
lifestyle for you.

To arrange a personal
viewing please call:

01483 400 600

Centrepointhouse
2 Denmark Road
Guildford
Surrey
GU1 4DA

www.centrepointhouse.co.uk
enquiries@centrepointhouse.co.uk



We know
your time is
precious, so
not a moment
is wasted.

■ At Centrepont House we've thought of everything your business could need, so you're ready to start working from the moment you walk through the doors. All of our office suites come equipped with the latest in IT and telecoms infrastructure, free wi-fi, state of the art 24/7 security and comfort heating & cooling. As well as saving you valuable set-up time, the offices also feature those all-important added touches such as top quality Herman Miller furniture throughout and a 40" Samsung LCD screen in every room.

Building Features

- 5-star Amenities
- Landscaped Garden Inc. BBQ
- Building-wide Wi-Fi
- 24/7 Security
- State-of-the-art Alarm System
- Internet Kiosks
- 150m to Guildford High Street
- Various Travel Links Close-by


Office Features

- Full Network Capabilities (Cat 5)
- Comfort Heating & Cooling
- Telecommunications (Inc. Set-up)
- Herman Miller Furniture
- 40" Samsung LCD TV
- Phone Handsets

Support Services

- Telecoms Set-up
- IT Support

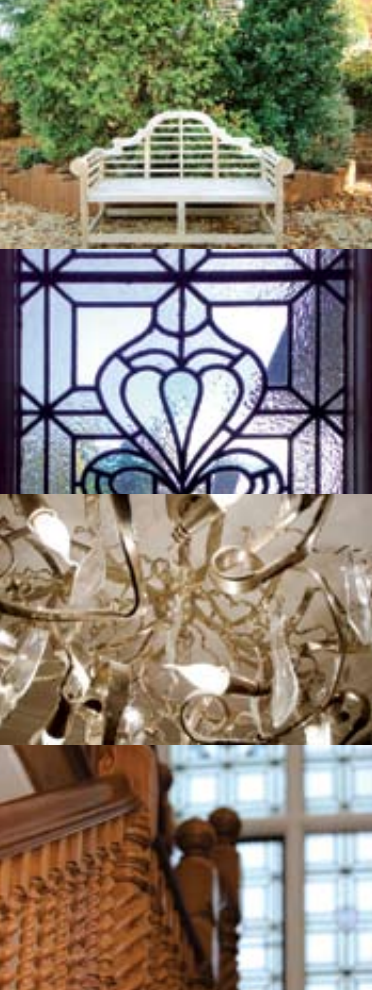




Our all inclusive
contract lets you
focus on your
business, not the
small print.

■ You could be forgiven for thinking you've arrived at a designer hotel rather than a serviced office when you come to Centrepoint House. Signature art in every office suite and stunning landscaped gardens are just some of the features that make Centrepoint House, and its occupants, stand out from the crowd. Visitors will find there is everything they could require to do business in style and comfort.





■ Centrepont House successfully blends the character of this prestigious building with the demands of modern business. Original features such as stained glass and ornate balustrades are seamlessly integrated into the office space to create a highly efficient yet characterful and welcoming environment.

Character and
contemporary
style create
an intimate
atmosphere.





Where the city meets the country

■ Just 150 metres from the centre of Guildford, Centrepont House has all the amenities of a thriving town literally moments away. High Street names, boutique stores plus a wide range of restaurants and bars are all close by. The transport network is also excellent, with fast road and rail links giving easy access to Central London and the towns and beautiful green spaces of the South East.

- Local Restaurants**
- Auberge
 - Zizzi
 - Chez Gerrard
 - Pizza Express
 - Giraffe
 - Starbucks
 - Jo Clarks (wine bar)
 - Rumwong Thai Restaurant





Designed
to meet
the highest
standards.
And your
budget.

		Conventional Office Space		Centrepont House Business Centre	
	Per ft²	£ Per Mnth	£ Per Yr	£ Per Mnth	£ Per Yr
Building Costs					
Rent	25.00	2,083	25,000	incl.	incl.
Rates	8.00	667	8,000	incl.	incl.
Total		2,750	33,000	incl.	incl.
Capital Costs (Total cost written off over 5 years)					
Fit out (furniture, partitions, etc)		1,000	12,000	incl.	incl.
Phone system (inc. Installation)		90	1,080	incl.	incl.
Professional fees		90	1,080	incl.	incl.
Dilapidations		90	1,080	incl.	incl.
Total		1,270	15,240	incl.	incl.
Revenue Costs					
Utilities (electricity, water, gas, etc)	2.80	233	2,800	incl.	incl.
Security	1.75	146	1,750	incl.	incl.
Line Rental (average 5 lines) at £54.16/line per quarter		90	1,083	incl.	incl.
Building insurance	1.00	83	1,000	incl.	incl.
Internal Repairs & Maintenance		250	3,000	incl.	incl.
Equipment maintenance	1.00	83	1,000	incl.	incl.
Cleaning	1.75	125	1,750	incl.	incl.
Meeting Rooms 20 hours/month		incl.	incl.	incl.	incl.
Monthly licence fee		n/a	n/a	4,000	48,000
Total		1,032	12,383	4,000	48,000
Grand Total		5,052	60,623	4,000	48,000
Average Cost per person		632	7,578	500	6,000
The minimum percentage saved by taking office space at Centrepont House Business Centre - Guildford				21%	
Based on 1000 sq ft of standard office space, including 2 offices, reception, meeting room, kitchen. Compared to an eight-person office at Centrepont House Business Centre.					

Additional advantages of Centrepont House Business Centre include:

- Essential saving of management time in setting up, running and maintaining the office.
- Ability to set up an operation and commence trading without distraction within a short time frame.
- Ability to increase or decrease space at short notice without moving.
- No requirement for large rental deposits and giving personal guarantees of a long lease commitment.
- A digital PABX voice and data system.
- The benefit of Category 5 cabling to each office allowing for a Local Area Network (LAN).
- Access to meeting and boardroom facilities included as part of the licence fee package.
- Overall better business cash flow. Licence fees may also be treated as tax deductible revenue expenditure.

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