THE BRIDGE

BRIDGE STREET, GUILDFORD, GU1 4SB

STUDENT ACCOMMODATION INVESTMENT OPPORTUNITY

Knight Frank

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THERE ARE MORE UNDERGRADUATES AT THE UNIVERSITY OF SURREY ALONE THAN AVAILABLE BEDROOMS, EITHER UNIVERSITY OR PRIVATELY OWNED, IN GUILFORD.

THE BRIDGE, GUILDFORD GU1 4SB

SCHEME OVERVIEW

The Bridge represents an opportunity to acquire a fully-let, modern and recently re-furbished scheme in an established university town with access to London Waterloo in just 32 minutes.

- The building consists of 5 storeys – the lower 2 levels, the lower ground and ground floors, are currently non-residential accommodation including reception, common spaces, office spaces, kitchen/dining facilities, back of house and plant rooms.
- The operational scheme comprises of 130 beds, arranged across 8 room types inclusive of Ensuites (86%) and Studios (14%). These are provided in a range of specification levels; classic, deluxe and premium.
- The office space is let out for £49,000 per annum, leased to ACM Guildford Ltd. Further details of the lease can be seen in the data room. The NLA of the office and WC area measure 113.7sqm.
- Students benefit from excellent on-site amenities including a cinema room, communal lounge, gaming room and soundproof music room.
- The scheme is strategically located next to Guildford Station and the town centre, yet still within close proximity to the University of Surrey (0.5 miles / 12-minute walk). It is also only a 1-minute walk away from Academy of Contemporary Music (ACM).
- Guildford is home to a total of 14,769 full-time students (2022/23 HESA Data) and it is consistently a sought after university, boasting a student to bed ratio of 2.3. This equals 56% of full-time students are unable to access either university or privately owned accommodation in Guildford.
- Of the PBSA beds within Guildford, 28% have been developed since 2012 – meaning that the remaining 72% of stock in the immediate catchment is over 10 years old.
- The town is home to the University of Surrey, ranked 21st in the UK (Times Good University Guide 2025).
- The building was originally completed in 1989, and has since been renovated in 2023.

CITY CENTRE LOCATION

STRONG UNIVERSITY

EN-SUITE LED SCHEME
with an affordable rental profile

RECENTLY REFURBISHED
to a high standard

GUILDFORD TOWNSCAPE

PBSA SCHEMES
HIGHER EDUCATIONAL INSTITUTIONS
PLACES OF INTEREST



THE BRIDGE, GUILDFORD GU1 4SB

GUILDFORD - A BLEND OF HISTORY, INNOVATION, AND NATURAL BEAUTY

Guildford's cultural, social, and leisure scene is diverse and well-regarded.

Guildford is a vibrant and historically rich town with a thriving local economy, especially in the technology, pharmaceutical, and creative industries. The town is also home to the renowned Surrey Research Park, which works closely with the university of Surrey to foster cutting-edge innovation and research across multiple sectors.

Guildford's charm is further enhanced by its historical landmarks, such as Guildford Castle, Abbot's Hospital, and the striking Guildford cathedral. Nestled on the doorstep of the picturesque Surrey Hills, an area of outstanding natural beauty, the town offers a perfect blend of peaceful countryside and excellent accessibility - just a 32-minute train journey from central London. This unique combination makes guildford an attractive destination for students.



















GUILDFORD OFFERS A GREAT BALANCE OF ACADEMIC OPPORTUNITIES, A LIVELY SOCIAL SCENE, AND ACCESS TO BEAUTIFUL COUNTRYSIDE, ALL WITHIN CLOSE PROXIMITY TO LONDON.



THE BRIDGE, GUILDFORD GU1 4SB

CONNECTIVITY

Guildford's economy benefits from excellent transportation links facilitating trade, tourism and business travel.

THE BRIDGE

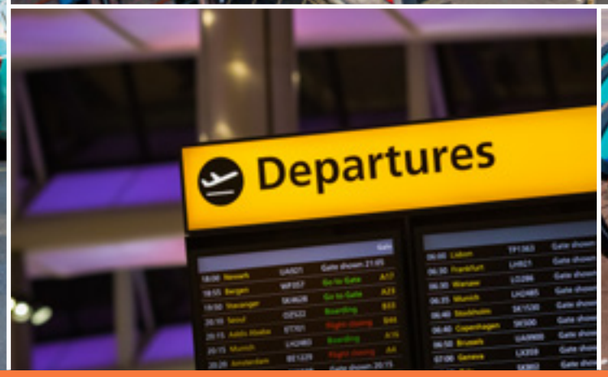
BRIDGE STREET, GUILDFORD, GU1 4SB

Guildford Train Station	**2** mins walk	0.1 miles
Guildford High Street	**4** mins walk	0.2 miles
The University of Surrey	**15** mins walk	0.6 miles
London Waterloo	**32** mins by train	32 miles
Reading Train Station	**35** mins by train	27 miles
Heathrow Airport	**36** mins by car	20 miles
Gatwick Airport	**43** mins by car	20 miles
Portsmouth Harbour	**53** mins by car	47 miles











BY RAIL

The two main railway stations in Guildford are Guildford Station and London Road (Guildford) Station. Guildford Station is the principal train station providing direct routes to all major domestic destinations in the Southwest including London, Reading, Portsmouth, Woking, and Gatwick Airport.

BY BUS

There are various bus transport options, providing transport both within the town of Guildford and regional areas across the south. The bus routes travel through the University of Surrey, including a night bus to the student union from the town centre. The town's central bus station is located to the rear of the Friary Shopping Centre, in addition to multiple bus stops next to Guildford Railway Station.

BY AIR

Guildford does not have its own airport; however it is less than 20 miles away from both London Heathrow Airport and London Gatwick Airport, both offering a large selection of flights to international and domestic destinations.

BY CAR

Guildford has good road connections, being close to the M25, A3 and the A31. The A3 provides fast connection between London and the South Coast, via Guildford.


A323
Worplesdon Road
Woking Road
A3
A3100
A25
Guildford Spectrum
553 BEDS
GUILDEN PARK
ASH GROVE
127 BEDS
GUILDFORD COLLEGE
STOKE PARK
UNIVERSITY OF SURREY
403 BEDS
SCAPE GUILDFORD
UNILIFE RIVERSIDE HOUSE
90 BEDS
ROYAL SURREY HOSPITAL
GUILDFORD CATHEDRAL
361 BEDS
BANKSIDE STUDENT VILLAGE
LONDON ROAD
GUILDFORD BUS STATION
THE FRIARY SHOPPING CENTRE
A246
GUILDFORD STATION
ACM
ACADEMY OF CONTEMPORARY MUSIC COLLEGE
THE BRIDGE
Farnham Road
Portsmouth Road
A281
PBSA SCHEMES
HIGHER EDUCATIONAL INSTITUTIONS
PLACES OF INTEREST



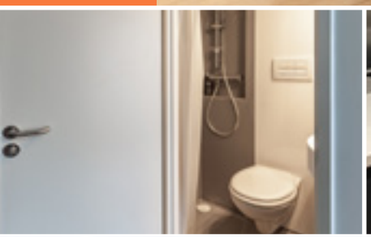
Cluster kitchen



Internal circulation



Ensuite room









Gaming room

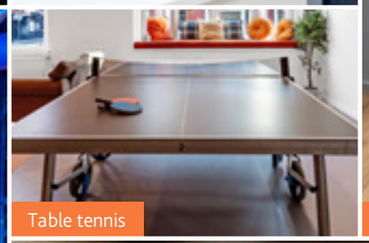


Table tennis



Reception



Soundproof music room



Break out space



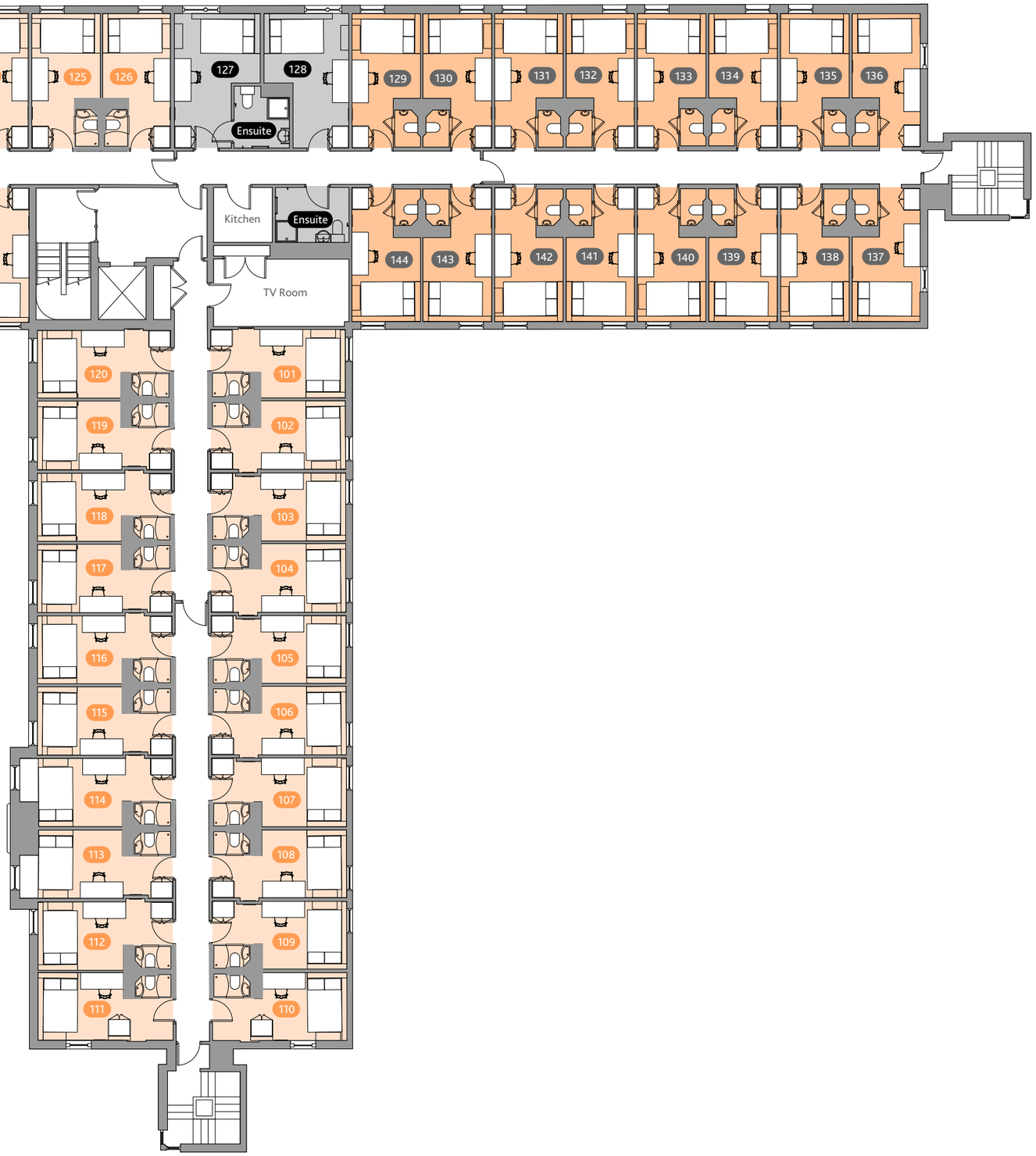
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FLOORPLANS

GROUND FLOOR

All detailed floor plans can be found in dataroom.

Floorplan is for illustrative purposes only.



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FLOORPLANS

FIRST FLOOR

Floorplan is for illustrative purposes only.

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ACCOMMODATION SCHEDULE & RENTAL PROFILE

The studio sizes range from 15.3 sqm to 28 sqm, while the cluster rooms vary between 10 sqm and 17.8 sqm.

ROOM TYPE	NUMBER OF ROOMS	WEEKLY RENT (2024/25)	TENANCY TERM	OCCUPANCY (%)	GROSS TERM TIME INCOME PER ANNUM
Classic Ensuite	5	£199	51	98%	£49,730
	6	£210	51	98%	£62,975
	8	£215	51	98%	£85,966
	24	£220	51	98%	£263,894
Classic Studio	2	£275	51	98%	£27,489
	1	£285	51	98%	£14,244
	3	£290	51	98%	£43,483
Deluxe Ensuite	2	£235	51	98%	£23,491
	2	£245	51	98%	£24,490
Deluxe Studio	1	£329	51	98%	£16,443
Premium Ensuite	4	£220	51	98%	£43,982
	15	£225	51	98%	£168,683
Premium Plus Ensuite	6	£214	51	98%	£64,174
	4	£225	51	98%	£44,982
	11	£230	51	98%	£126,449
	11	£235	51	98%	£129,198
	14	£245	51	98%	£171,431
Premium Plus Studio	3	£299	51	98%	£43,832
Premium Studio	1	£285	51	98%	£14,244
	7	£295	51	98%	£103,209
Grand Total	**130**				**£1,523,390**
Ancillary Income					£11,500
Incentives					(-£15,000)
Total Gross Income					£1,519,890
Total Operating Expenditure					(-£382,843)
Operational Expenditure per Bed					£2,945
Management Fee					(-£40,170)
Net Operating Income					**£1,096,877**

A Full Operating Budget, provided by Homes for Students, is available on the data room.





THE BRIDGE IS THE ONLY ACCOMMODATION IN THE CITY CENTRE, WHICH PRESENTS AN ATTRACTIVE PROPOSITION TO STUDENTS.



THE BRIDGE, GUILDFORD GU1 4SB

GUILDFORD STUDENT MARKET

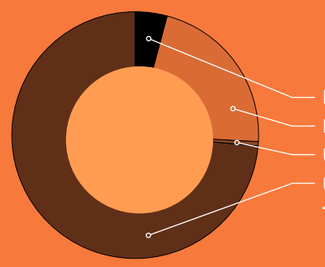
Guildford - a rich academic environment.

Guildford's student market is centred around the University of Surrey, which attracts a diverse and engaged student population. The town also attracts creative and musical students that attend ACM Music College. The town offers a great balance of academic opportunities, a lively social scene, and access to beautiful countryside, all within close proximity to London. The table below detailing statistics from the Higher Education Statistics Agency (HESA) illustrates that the number of students has been consistent over the last 5 years.

- There are 14,769 full-time students in Guildford.
- Approximately 26% (3,911) of full-time higher education students are from outside of the UK.
- Across Guildford, both Chinese and Indian students represent 42% (1,639 together) of the total number of full-time international students.
- There are 4,611 full-time postgraduate students, accounting for 31% of the total full-time student population. The popularity of Guildford as a postgraduate destination is increasing, since 2018/19 there has been 36% growth in the number of full-time postgraduates.

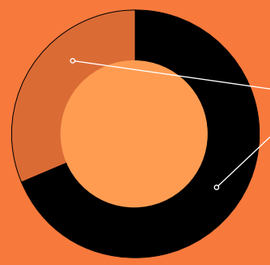


FULL TIME STUDENTS BY ORIGIN 2022/23



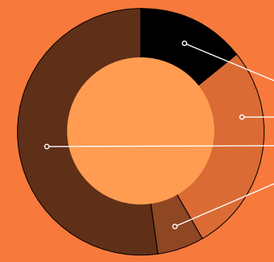
EU: 635
Non-EU: 3,195
Unknown: 81
UK: 10,858
TOTAL: 14,769 full time students

FULL TIME STUDENTS BY YEAR OF STUDY 2022/23



Postgraduate: 4,611
Undergraduate: 10,158
TOTAL: 14,769 full time students

INTERNATIONAL STUDENTS BY ORIGIN 2022/23



China: 564
India: 1,075
Other: 2,038
Nigeria: 234
TOTAL: 3,911 international full-time students

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SUPPLY

Guildford – an undersupplied market

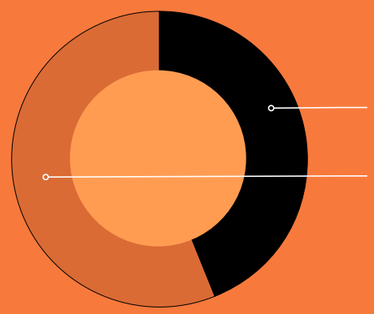
STUDENT TO BED RATIO – 2:3

The Guildford student accommodation market is experiencing moderate levels of undersupply with a total of 56% of full-time students currently unable to access either university or privately owned accommodation. Guildford has experienced fairly consistent student numbers since 2017. Yet, 72% of the student accommodation is Guildford was developed prior to 2012, meaning that there is demand for modern options.

LOCAL SUPPLY HIGHLIGHTS

- Of the beds within Guildford, 28% has been developed since 2012 - meaning that the remaining 72% of stock in the area is over 10 years old.
- The Bridge provides predominantly ensuite beds (86%), with the remaining 14% being studio units. The specification type varies between classic, deluxe and premium standard.
- Other PBSA in Guildford is located in or around the two campuses on the outskirts of the city, whereas The Bridge is the only truly central student accommodation within Guildford Town centre.

56% OF STUDENTS UNABLE TO ACCESS PRIVATE SECTOR ACCOMMODATION



2,806 Students living in private Purpose-Built Student Accommodation
3,753 Students living in university halls of Residence
TOTAL: 14,769 full time students



DEVELOPMENT PIPELINE

As of Q1 2025, there are a total of 1,075 beds in the Guildford PBSA pipeline, across four sites. Two of these schemes are at planning submitted stage, and two have had the planning consented.
Two of the sites in the development pipeline, including 715 beds, are within a 0.75-mile radius of The Bridge, located closer to the University of Surrey campus. Therefore, these pipeline developments will act as direct competition to The Bridge.
Crucially, recent proposals in the Draft Local Plan relating to a proportion of on-site affordable units for new build developments will constrain future PBSA supply in the city, thus driving rental growth in existing, direct let stock.



Map is for illustrative purposes only.

THE BRIDGE, GUILDFORD GU1 4SB

THE UNIVERSITY OF SURREY OVERVIEW

Guildford is home to a highly recognised institution and a total of 14,769 full-time students. The University of Surrey is ranked 21st in the Times Good University Guide 2025.

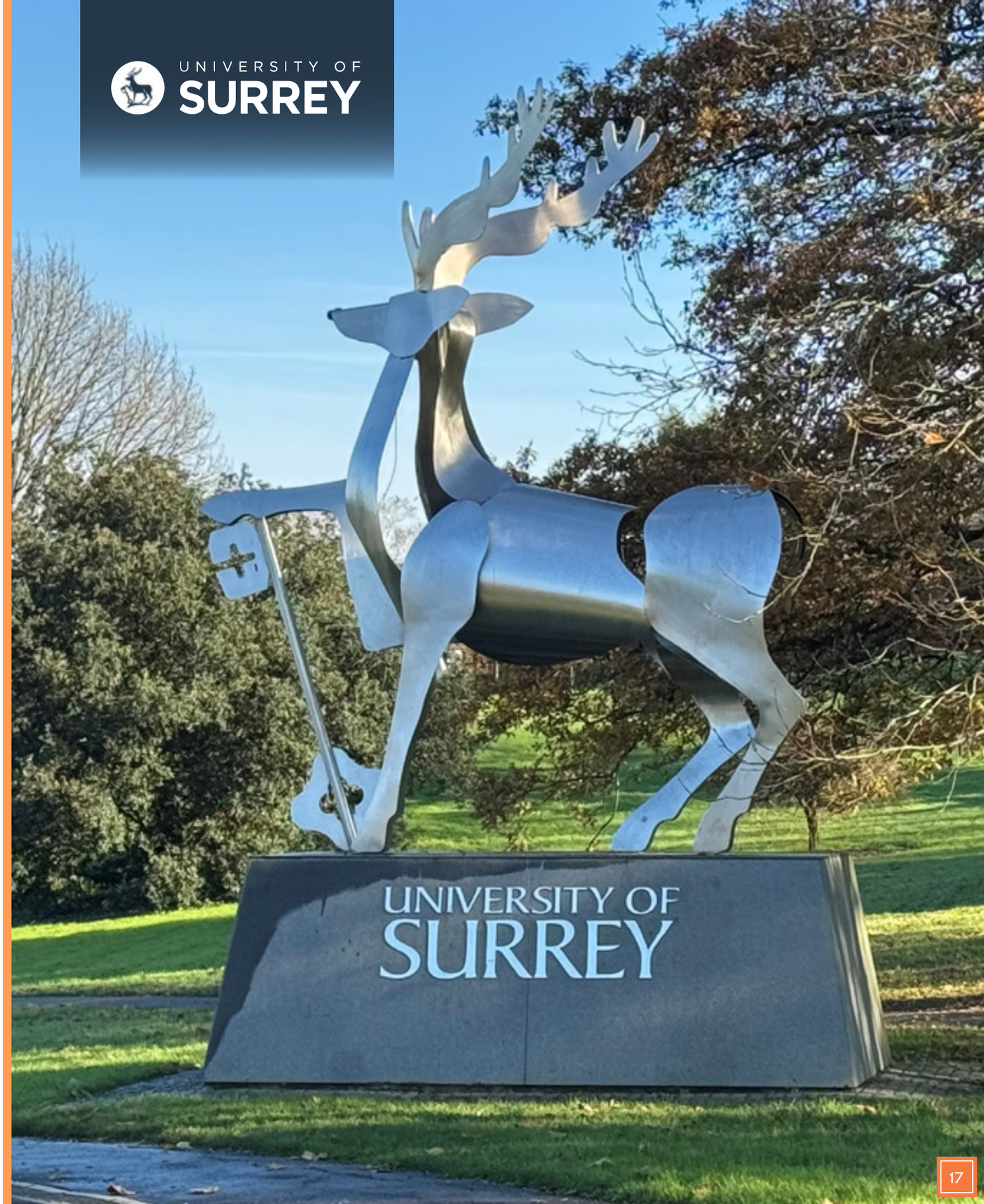
INSTITUTION	TIMES GOOD UNIVERSITY RANKING 2025	TOTAL FULL-TIME UNDERGRADUATES	TOTAL FULL-TIME POSTGRADUATES	TOTAL FULL-TIME HIGHER EDUCATION STUDENTS	% OF NON-UK STUDENTS
The University of Surrey	21	10,158	4,611	14,769	26%

Higher Education Statistics Agency (HESA) Data 2022/23

Guildford has experienced consistent student numbers since 2017. Despite the lack of growth, there remains to be a lack of supply for the number of students, with a student to bed ratio of 2.3:1.

The University of Surrey is a world leader for sustainability, ranked in the top 5% globally in The University Impact Rankings 2024.

THE UNIVERSITY OF SURREY	
University Ranking (Times Good University Guide 2025)	21
Number of Full-time Students (HESA 2021/22)	14,769
% International Students	26%
Distance from Subject Site	0.6 miles 14-minute walk 4-minute cycle 5-minute car 9-minute bus



THE BRIDGE, GUILDFORD GU1 4SB

THE CAMPUSES AT THE UNIVERSITY OF SURREY

- The University have experienced consistent student numbers over recent years, fluctuating around 15,000 students.
- The University have been investing into the Widening Participation and Outreach programs, which aim to support students from diverse backgrounds. These initiatives include partnerships with local schools, like Kings College Guildford, helping students develop educational aspirations and improving their academic performance.
- There is continuous investment into the Surrey Sports Park to ensure that it remains competitive by offering top-tier sporting facilities.
- The university typically receives more applications than it has places available, with an estimated acceptance rate of around 65%. This figure can vary depending on the course, as some programs are more competitive than others.
- The University of Surrey provides excellent research and innovation, ranking in the top 20 for research quality in the latest Research Excellence Framework (REF 2021).
- The university guarantees accommodation to first years, as long as they apply by the deadline.



UNIVERSITY OF SURREY

STAG HILL CAMPUS

Stag Hill is the University's main campus, located just a short walk from Guildford town centre and the railway station. It offers easy access to the town's amenities and transportation links.

Most of the University's academic departments, teaching facilities and Students' Union are located on Stag Hill. This includes faculties for Engineering, Business, Law, Arts, Social Sciences, and more. The Library and Learning Centre is also here, providing students with essential academic resources.



UNIVERSITY OF SURREY

MANOR PARK CAMPUS

About a mile from Stag Hill, Manor Park is easily accessible by foot, bike, or a free university shuttle bus that runs between the two campuses.

Manor Park is primarily known for its spacious and quieter student accommodation, teach facilities for health-related subjects, and the sports facilities of Surrey Sports Park. The sports grounds are among the top sports facilities in the UK, featuring an Olympic-sized swimming pool, a fitness gym, climbing walls, tennis courts, and numerous other sports amenities.

FURTHER INFORMATION

TENURE
Leasehold - 125 years.

INSPECTION
The property may be viewed by prior arrangement through the vendor's selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

SERVICES
It is understood that services are available to the property, although it will be the responsibility of the purchaser to ensure they are available and adequate for any further use of the property.

ANTI-MONEY LAUNDERING
A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

DATA ROOM
https://sites.knightfrank.com/thebridgeguildford/

METHOD OF SALE
The opportunity is being offered for sale by means of an informal tender.

EPC
C 71.

EWS1 RATING
B1.

DEBT ADVISORY
Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact:
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PROPOSAL
Knight Frank is seeking offers in excess of **£17,800,000**, reflecting a 6.00% net initial yield, assuming 6.80% purchaser's costs.



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