



Part 2nd Floor 1000 & 2000 Cathedral
Square, Guildford GU2 7YL

Fully fitted office suite with 11 car
parking spaces

TO LET

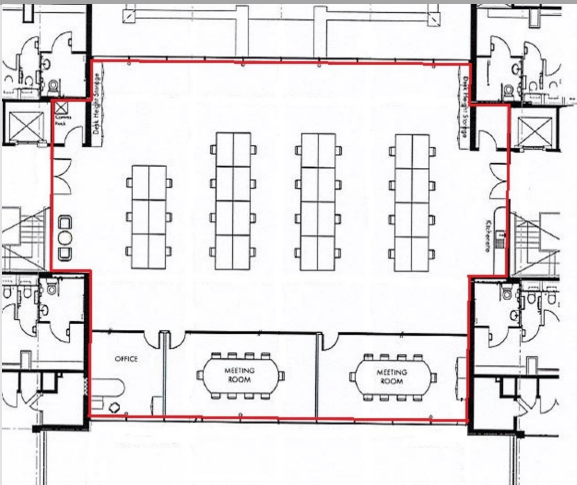
3,444 Sq Ft (320 Sq M)

Part 2nd Floor 1000 & 2000 Cathedral Square, Cathedral Hill, Guildford, Surrey GU2 7YL

DESCRIPTION

A prominent, landmark office campus of 115,000 sq ft which benefits from a fabulous double height reception and business lounge with a stunning cafe facility, impressive entrance and hard & soft landscaping. There are 20 electric bikes for use by the tenants and a shuttle bus service runs to the train station & town centre. The available suite comprises a full fitted part 2nd floor suite totalling 3,444 sq ft with use of 11 car parking spaces.

- ✓ Fully fitted suite in HQ environment
- ✓ Out of town with shuttle bus & close to A3
- ✓ Impressive sense of arrival & business lounge
- ✓ Grade A offices with onsite cafe
- ✓ Fitted space - 2 meeting rooms, an office & kitchenette
- ✓ Showers & changing rooms in basement
- ✓ Onsite building management & 24/7 security



ACCOMMODATION

Net Internal Area	sq ft	sq m
Part 2nd floor	3,444	320
Total	3,444	320

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value (2017) £75,000
Rates Payable (2021/22) £38,656 per annum based on multiplier of 51.2p in the £

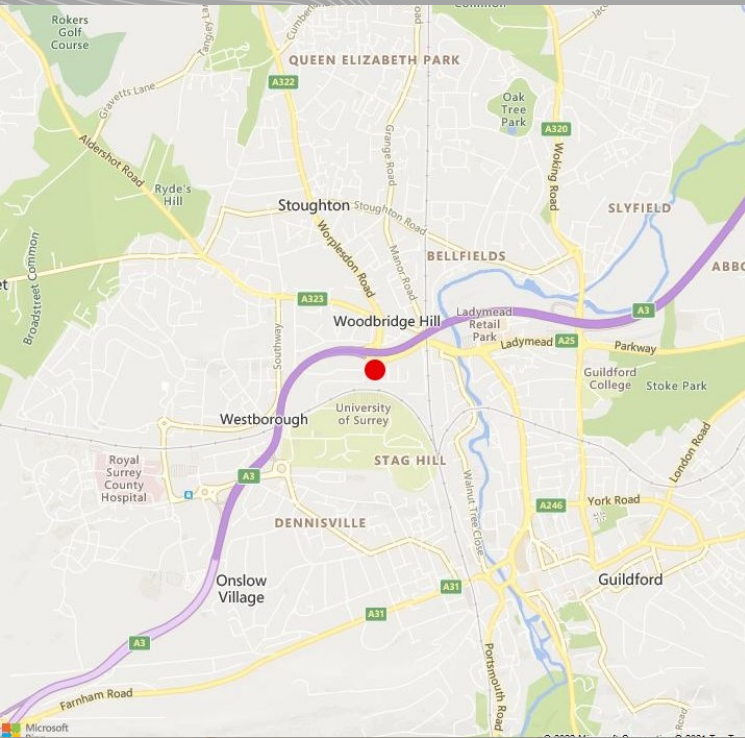
TERMS

The suite is available on a new sublease or assignment for a term expiring no later than November 2026.

EPC C



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LOCATION

Cathedral Square occupies a prominent position overlooking the A3 in Guildford, providing quick access north to central London or south to Portsmouth in under an hour. Gatwick & Heathrow airports are both easily accessible. A shuttle bus runs to Guildford mainline train station which provides regular direct trains to London Waterloo, Reading & Gatwick airport.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
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