

BUILDING 1000

CATHEDRAL SQUARE

GUILDFORD, GU2 7YL



8,761-28,667 SQ FT OF OFFICE ACCOMMODATION TO LET



BUILDING 1000

Arranged around a stunning double-height entrance foyer flooded with natural light, the ground floor offers 19,906 sq ft and the 1st floor offers 8,761 sq ft of office accommodation.

The building includes an on site café and extensive business lounge, as well as spacious male & female shower and changing facilities.

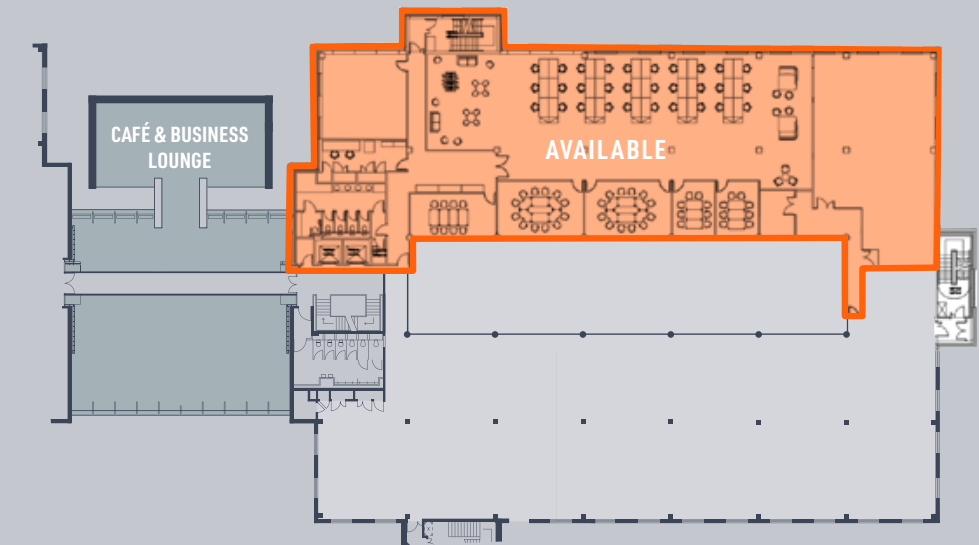
- » CAR PARKING RATIO 1:245 SQ FT
- » PROMINENT, LANDMARK OFFICE CAMPUS
- » FITTED SUITE ON THE FIRST FLOOR
- » GROUND FLOOR OFFICE AVAILABLE
- » ONSITE CAFÉ
- » SHOWER AND CHANGING FACILITIES
- » REGULAR SHUTTLE BUS TO TOWN CENTRE & TRAIN STATION
- » BUSINESS LOUNGE IN RECEPTION WITH WI-FI
- » 20 ELECTRIC BIKES FOR USE BY TENANTS

PART FIRST FLOOR PLAN - 8,761 SQ FT

Part floor available by way of a sublease expiring in March 2027.

ACCOMMODATION SCHEDULE

- 30 x desks
- 1 x project room
- 3 x 8 person meeting rooms
- 1 x board room
- 6 x informal meeting areas
- 1 x kitchen
- 1 x server room/ store room



WORKALONGSIDE

AVAYA

NatWest

infovista

KIER

Coutts

Gateley

Knight Frank Finance.

WORKING IN GUILDFORD

Surrounded by an area of Outstanding Natural Beauty and home to established and major growth industries, Guildford is a thriving and well-educated town with excellent transport links.

Guildford has a host of high-street retailers, boutique hotels and restaurants, as well as a monthly farmer's market which takes place down it's charming cobbled high street.

It is a top performer for gaming, professional services, scientific, creative and tech sectors and home to a large number of organisations such as EA Games, Allianz Cornhill, Surrey Satellites, Syngenta, Super Massive Games Penningtons Manches, Charles Russell Speechleys, Stevens and Bolton, Smith and Williamson and many others.



COMMUNICATIONS

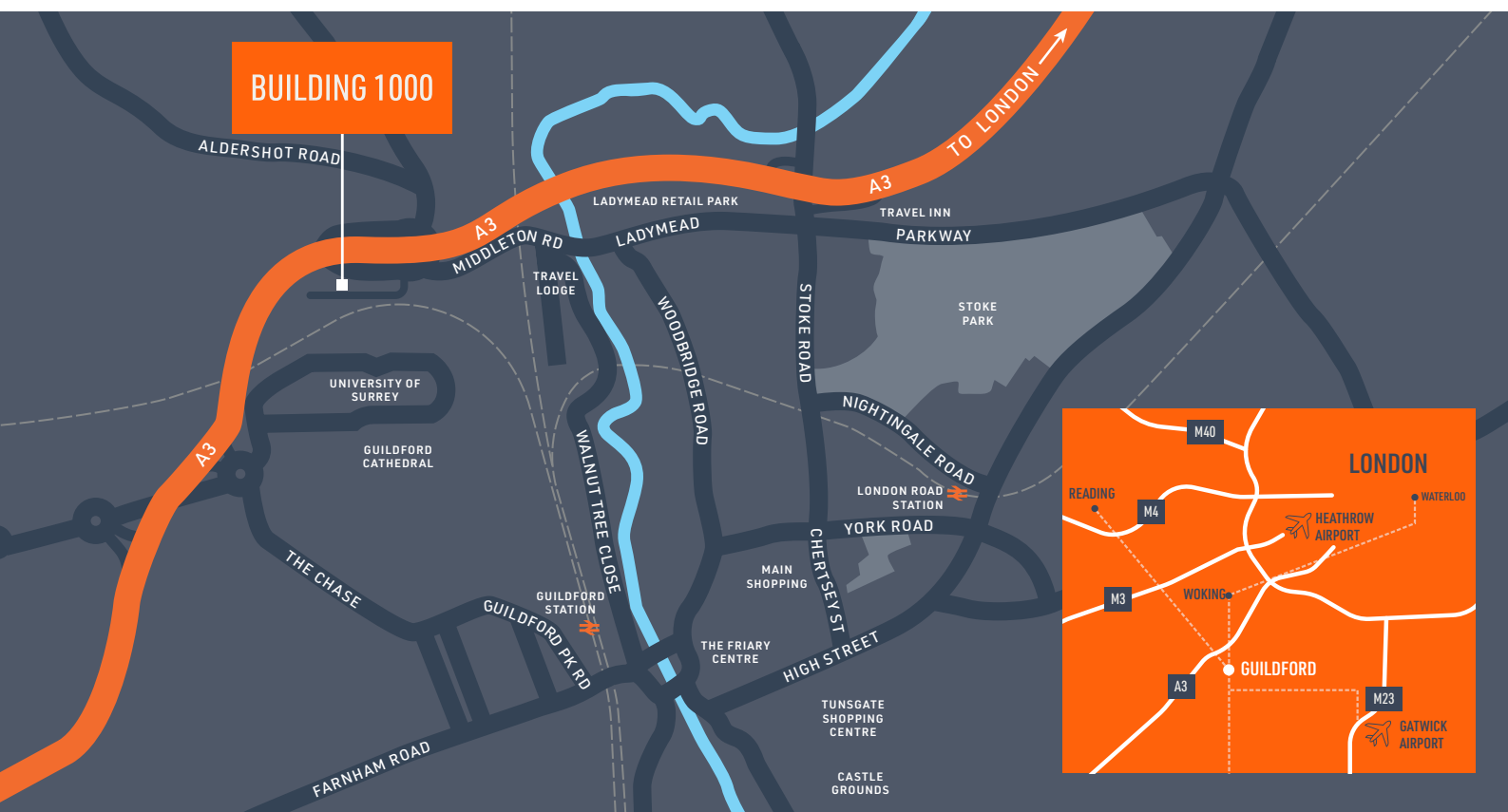
Cathedral Square offers unbeatable access to the A3, providing direct routes north towards London and south to Portsmouth, as well as excellent further links to the national motorway network. Both Heathrow and Gatwick airports are easily accessible.

Guildford mainline railway station provides an excellent service to London Waterloo with four fast trains an hour. Cathedral Square has a shuttle bus service which links to Guildford Station and town centre, perfect for shopping, leisure or lunch trips as well as commuter travel.

 BY BIKE	MINUTES
GUILDFORD STATION	6
TOWN CENTRE	8
SURREY SPORTS PARK	10

 BY TRAIN	MINUTES
LONDON WATERLOO	32
GATWICK AIRPORT	44
PORTSMOUTH	81

 BY ROAD	MILES
A3 (SOUTH)	0.2
A3 (NORTH)	1.2
M25	9
CENTRAL LONDON	32



TERMS

First floor suite available by way of a sublease expiring in March 2027.

CONTACT

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