

**GUILDFORD
GU2 7YL**

**1,432 — 23,205 SQ FT
OFFICE SPACE AVAILABLE TO LET**

**[] CATHEDRAL
SQUARE.**

WORKSPACE REDEFINED.

Cathedral Square offers a unique working environment with occupier wellbeing and community at the forefront.

GUILDFORD SPACE.

Cathedral Square comprises two high quality office buildings, with a shared entrance, reception and a wide range of amenities.

Current availability consists of office space from 1,432 - 23,205 sq ft arranged over first and second floors of Building 1,000 and Building 2,000.





ON THE PULSE.

A bright and contemporary environment to encourage the coming together of business and people.

**ON SITE
ARTISAN
CAFÉ**

**RECEPTION
CONCIERGE
& LOUNGE**

**EXTENSIVE
END OF TRIP
FACILITIES**

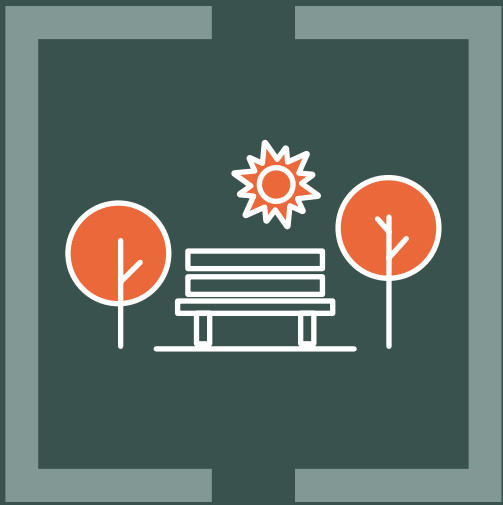
**SHUTTLE
BUS
SERVICE**

GREEN SPACE.

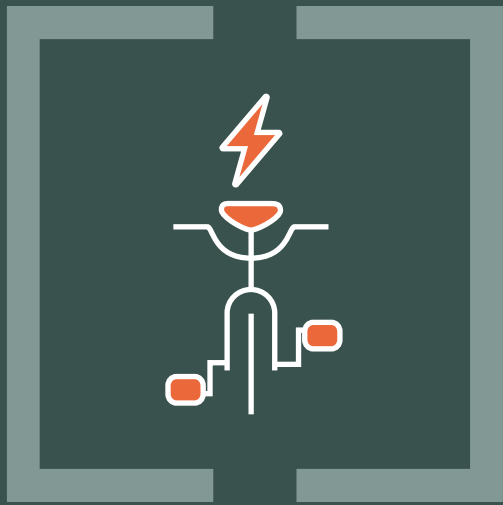
Looking after your people and the planet is a necessity for any forward thinking business, at Cathedral Square we've got it covered.



EV charging point



Outdoor green spaces



Beryl Bike hire scheme



EV Chargers



Running track and run club



BREEAM 'Excellent'

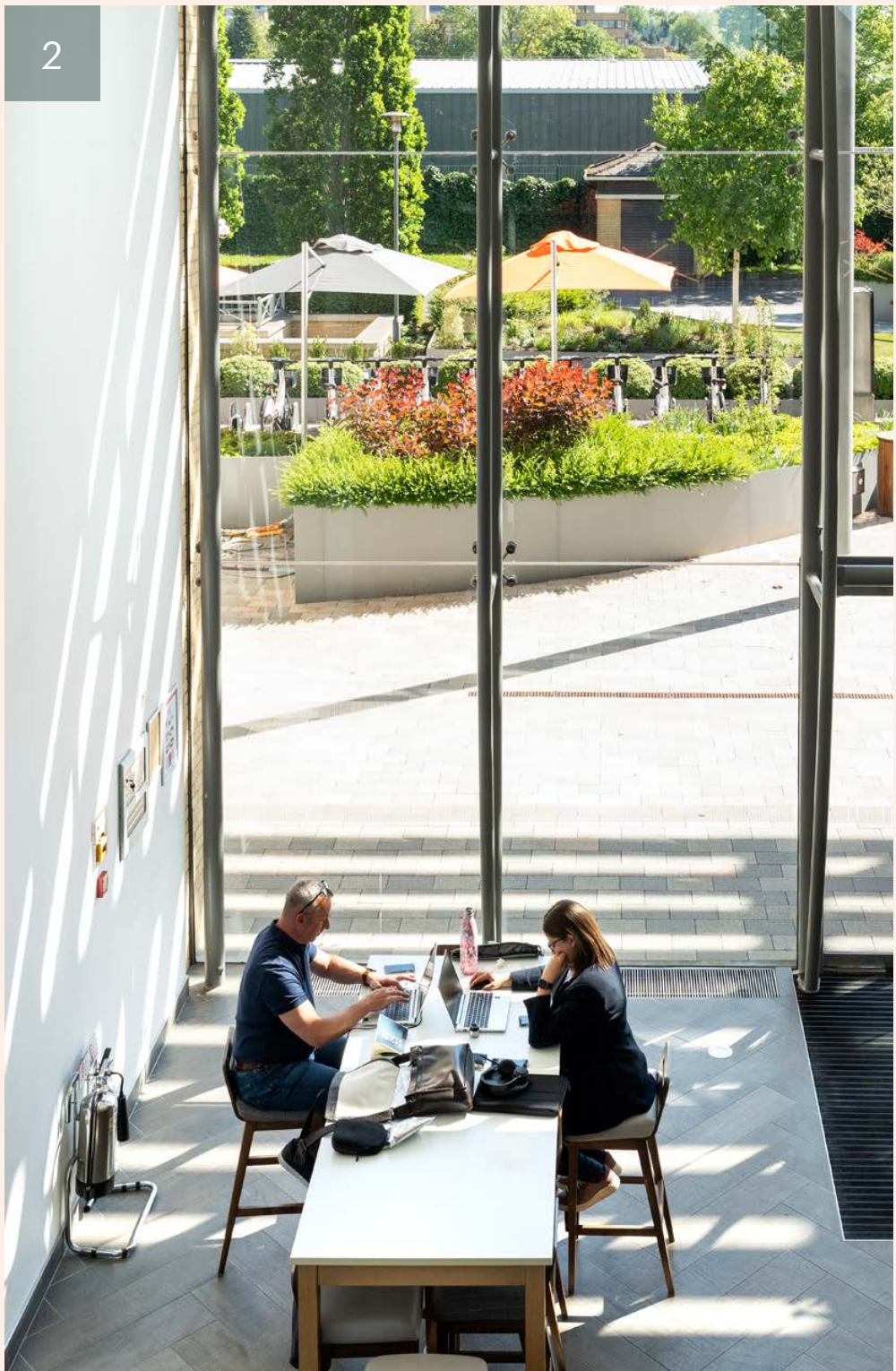
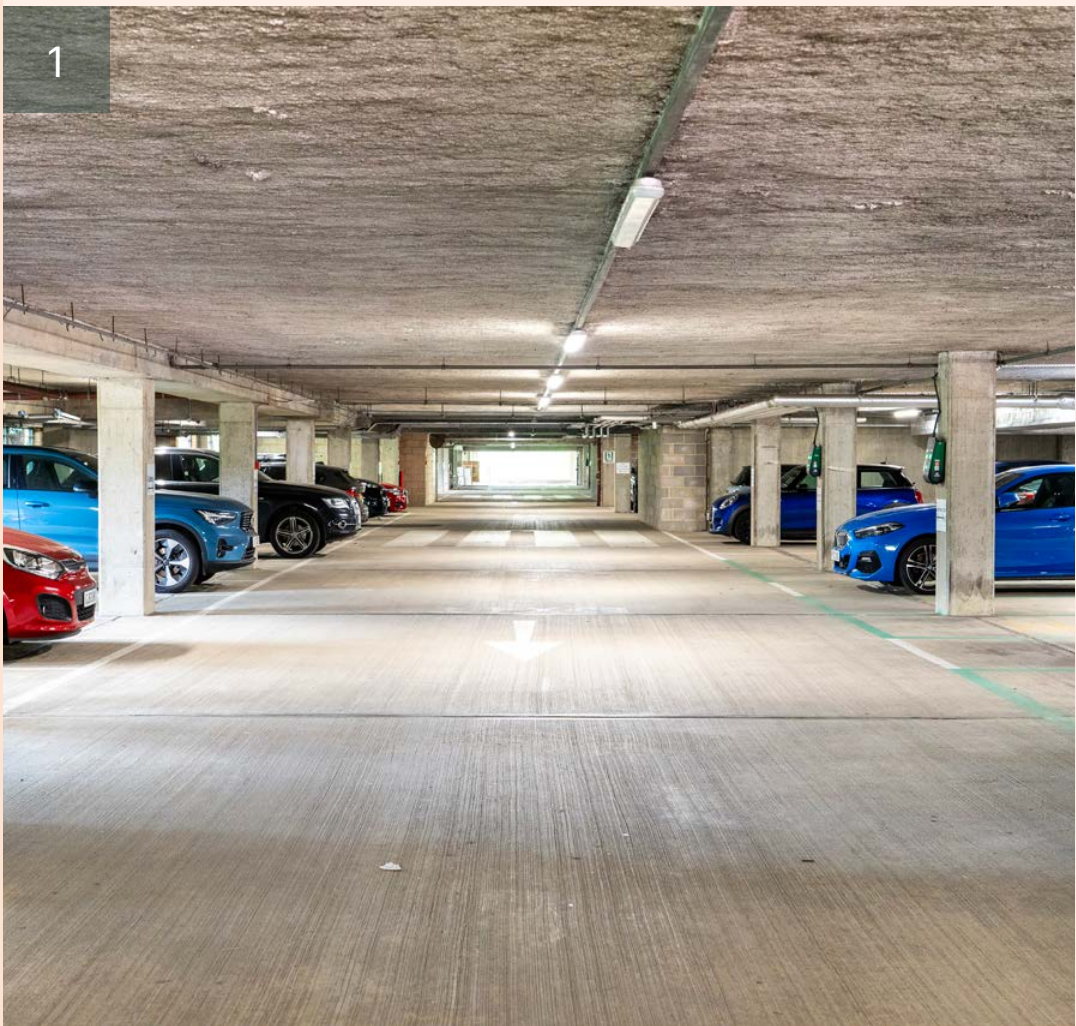


EPC B rating

Running track



AMENITIES



IMAGES

- 1. Secure underground car park
- 2. Reception lounge
- 3. Café
- 4. Showers & changing facilities



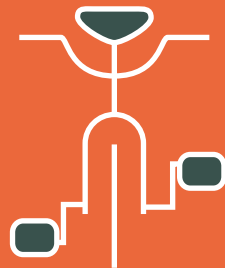
AMENITIES



Fitted, Cat A+ or
shell & core workspace



Excellent
natural light



Bicycle storage



52 lockers

CUTTING EDGE.

A considered specification and amenities ensure that occupiers have a productive working day from the moment they arrive.



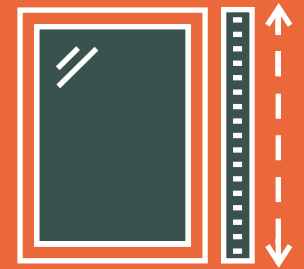
Double height
entrance



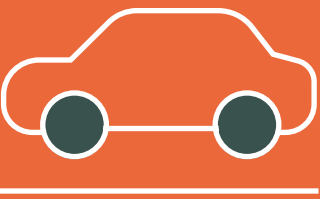
Efficient LED
lighting



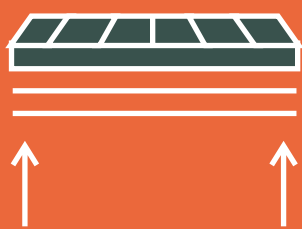
4-pipe fan coil
air conditioning



2.75m floor to
ceiling height



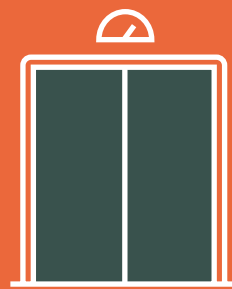
Parking ratio
1:275 sq ft



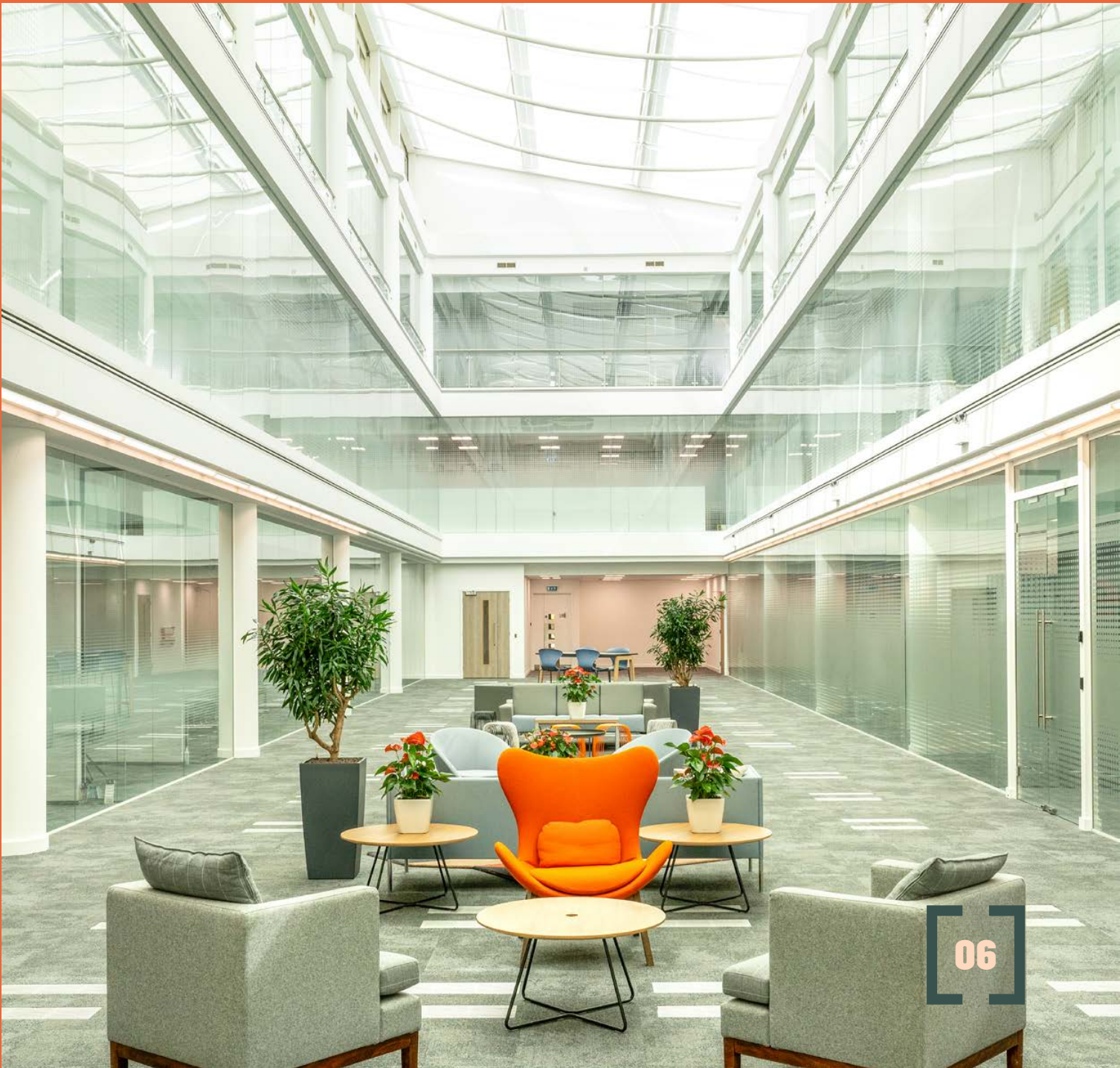
150mm
raised floor



Male & female
WCs



4 x 13 person
passenger lifts





**THINKING
SPACE.**



SPACE TO GROW.

Fitted and Cat A+ spaces are available in a range of sizes to suit a range of occupiers.*

The second floor suite of Building 2000 offers a rare opportunity to take a small fitted suite (furniture to be installed).

The second floor of Building 1000 offers an occupier a bespoke opportunity to finalise the Cat A finishes and the ability to combine Cat A and Cat B works for maximum savings both for sustainability and cost efficiency. The floor can be let as a whole, or divided into two suites.

The first floor of Building 1000 is available with existing fit out and partitioning, or can be refurbished to suit tenant needs. The floor can be let as a whole, or divided into two suites.

*Subject to client requirements and cost.

Indicative fully fitted office CGI ▶





TAKE IT ALL IN.

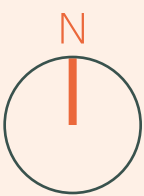
A comprehensive workplace with car parking, a welcoming reception and an attractive landscaped setting.

AVAILABILITY

Floor		Condition	Sq Ft	Sq M
2000	Part 2nd	Fitted	1,432	133.0
1000	Part 2nd*	Shell & Core	7,866	730.8
	Part 1st*	Vacant	13,907	1,292.0
Total			23,205	2,155.8

*Available as a whole or split floor.





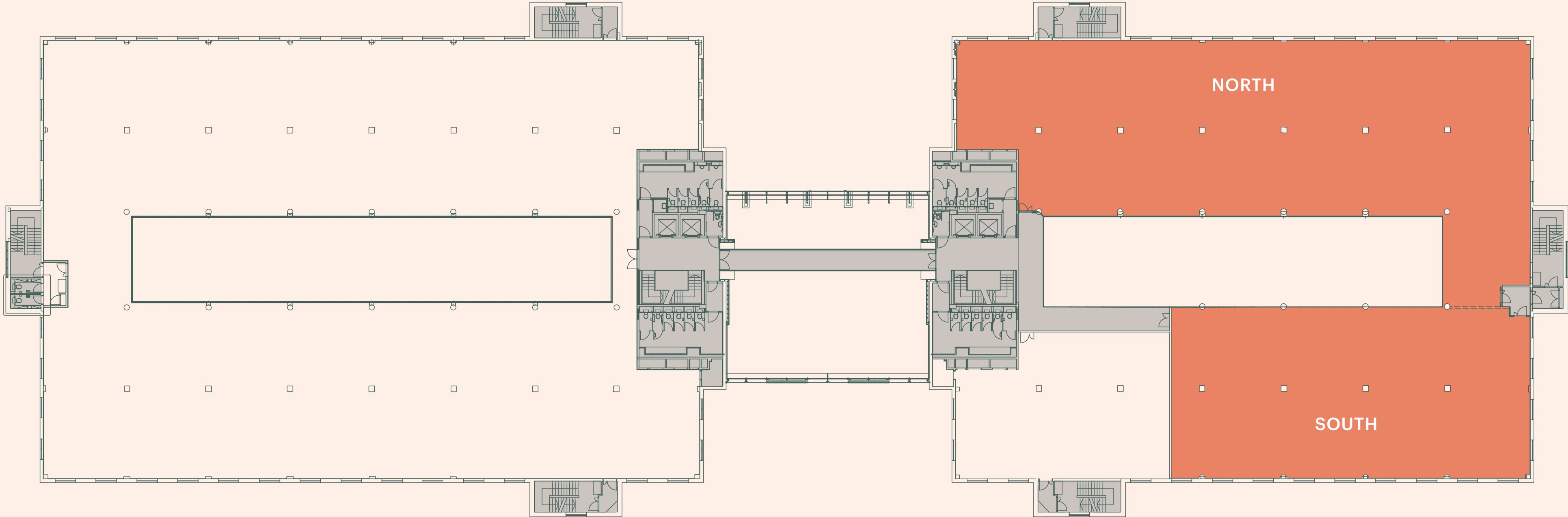
FIRST FLOOR.

BUILDING 2000

BUILDING 1000
13,907 SQ FT / 1,292.0 SQ M

NORTH: 8,678 Sq Ft / 806.2 Sq M

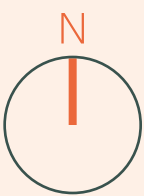
SOUTH: 5,006 Sq Ft / 465.1 Sq M



Cathedral Hill

■ Building 1000 office ■ Core

Floorplan not to scale. For indicative purposes only.



SECOND FLOOR.

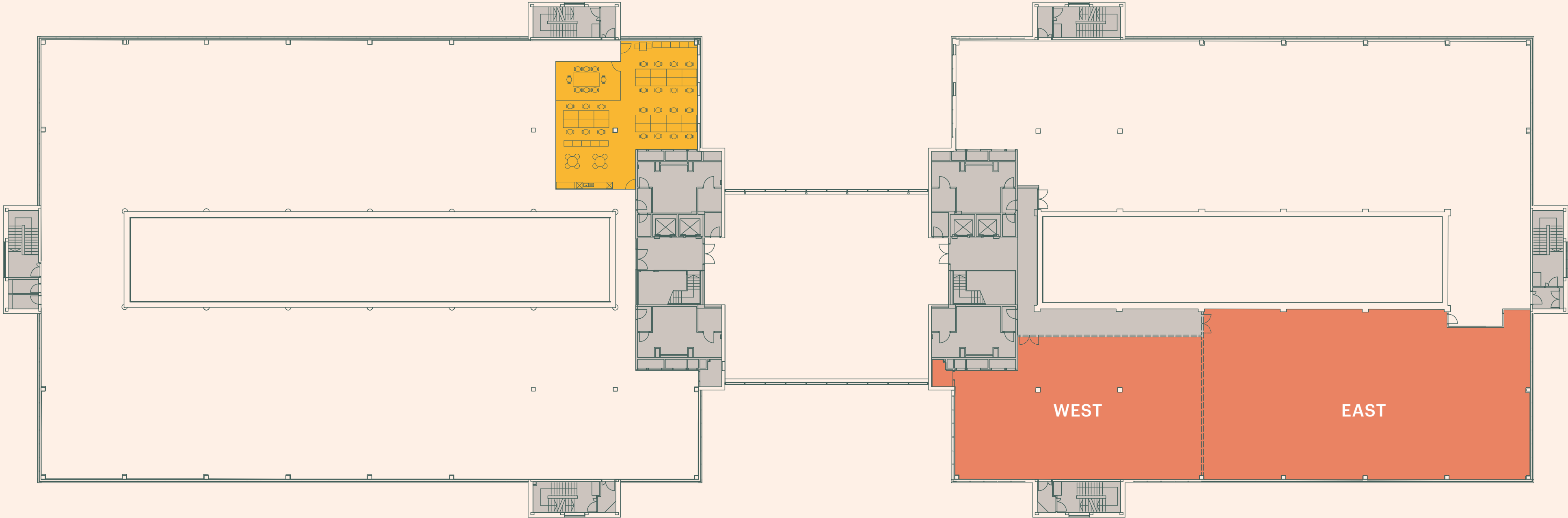
BUILDING 2000
1,432 SQ FT / 133.0 SQ M

Workstations	22
8 person boardroom	01
Teapoint / breakout area	01

BUILDING 1000
7,866 SQ FT / 730.8 SQ M

WEST: 2,637 Sq Ft / 245 Sq M

EAST: 4,585 Sq Ft / 426 Sq M



Cathedral Hill

■ Building 1000 office ■ Building 2000 office ■ Core ▤ Indicative floor split

Floorplan not to scale. For indicative purposes only.

A photograph of three people in profile, looking towards the right. The person in the foreground is a woman with blonde hair, wearing a dark, textured jacket. Behind her is a man with glasses, also looking right. In the background, a woman with blonde hair is smiling. The scene is lit with warm, golden light, suggesting an indoor setting with large windows or a stage. A large, white, stylized bracket graphic is on the right side of the image, framing the text.

**SPACE TO
EXPLORE.**

LOCAL AMENITIES.

Surrounded by an area of outstanding natural beauty, with Guildford's plethora of riverside amenities to enjoy.



IMAGES

- 1. The Ivy Castle View
- 2. River Wey
- 3. Angel Gate
- 4. Tunsgate Quarter
- 5. Côte



LOCATION

PERFECTLY PLACED.

The building is situated adjacent to the University of Surrey just north of Guildford town centre – benefiting from its proximity to the A3 as well as Guildford train station.

The building is strategically placed along the A3, making the M25 easily accessible for journeys into London, or around Surrey. Guildford train Station offers speedy connections to London Waterloo, as well as Reading and Gatwick Airport.

Just a short cycle will bring you to the town centre, which hosts an excellent range of bars, cafés and restaurants, as well as riverside activities and bustling retail centres.



LOCAL AMENITIES

BARS / CAFÉS

1. Lakeside Coffee
2. The King's Head
3. The Britannia
4. The Weyside
5. Caffè Nero
6. HarBAR
7. Canopy Coffee
8. Frida's Coffee House

RESTAURANTS

1. Positano
2. Turtle Bay
3. The Ivy Castle View
4. Bill's
5. Côte
6. The Long Bar & Grill
7. Olivo
8. Cosy Club

LEISURE

1. The Gym
2. Guildford Castle
3. Yvonne Arnaud Theatre
4. Anytime Fitness

WELL CONNECTED.

SHUTTLE BUS TIMES

Morning Service

(Guildford Train Station – Cathedral Square)

6:35	6:53	7:15	7:35	7:53	8:15
8:35	8:55	9:15	9:35	9:55	

Lunchtime Service

(Cathedral Square – Guildford Town Centre)

12:05	12:35	13:05	13:53
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Evening Service

(Cathedral Square – Guildford Train Station)

16:05	16:35	17:05	17:35	18:05	18:35
19:05					



CYCLE



University of Surrey



Guildford Station



Stoke Park



Guildford High Street



TRAIN

Journey times from Guildford station



Woking



London Waterloo



Reading



Gatwick Airport



DRIVE



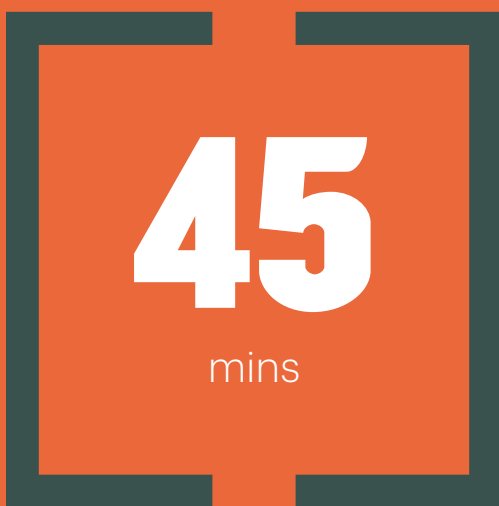
A3 (Guildford and Godalming Bypass)



Guildford Town Centre



M25 (Junction 10)



Heathrow Airport

LOCAL TALENT.

Guildford is home to an array of global businesses ranging in sectors from finance to software development.



CATHEDRAL SQUARE

Gateley /

HAYS

 SUPERMASSIVE
GAMES®

Allianz 

 rosan helmsley
WEALTH MANAGEMENT

 PE Limited

infovista

HELLO
GAMES

spotler

 Lanes
Group

 Electronic Arts

enovis™

Coutts | 



 TALOGY

FURTHER INFORMATION.

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the joint letting agents:



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07951 041 788
olivia.fryer@savills.com

The Hanover Green logo, featuring a stylized icon of two vertical bars of different heights to the left of the text "HanoverGreen" in a sans-serif font.

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