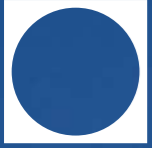


**CATHEDRAL
SQUARE**

1000 / 2000
GUILDFORD

GU2 7YL





WORKLIFE WELL BALANCED

Recently refurbished highly
specified new workspace



BREEAM Very Good



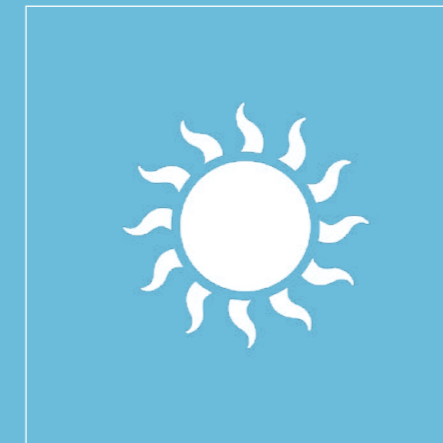
New Yoga Studio



Shuttle Bus



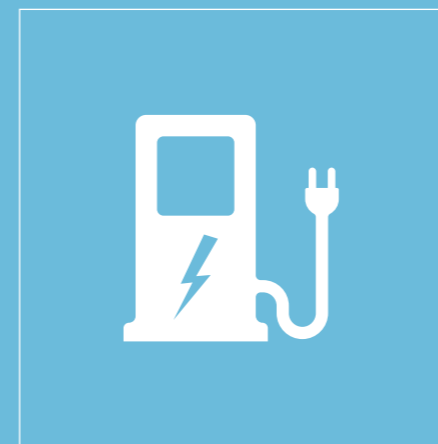
Full Fitted Suites



Atrium space awash with natural light



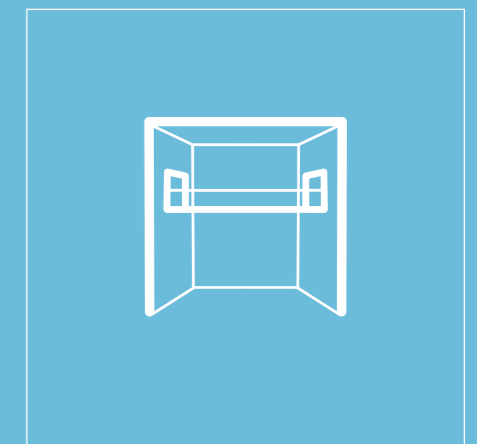
Fresh air circulation



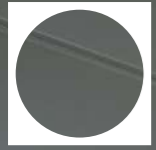
40 EV charging points



Free electric bike hire



Stunning double height entrance



MAXIMISE WORKING POTENTIAL FROM THE CAT A+ SUITES AVAILABLE





FACILITIES FOR FORWARD THINKING OCCUPIERS

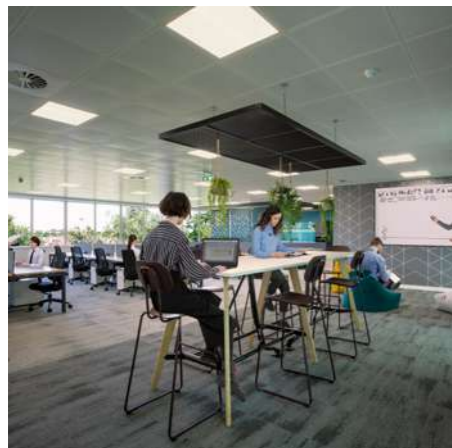
A workplace designed to support wellbeing, health and productivity.



EV CHARGERS AND EXTENSIVE PARKING



YOGA STUDIO



CAT A+ SUITES



NEW CHANGING ROOMS



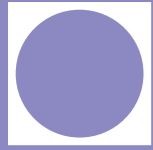
COLLABORATIVE AND OPEN ATRIUM SPACE.



TIME TO FLOURISH

Indicative CGI of external seating
and new running track





MORE THAN JUST AN OFFICE



THEMED FOOD EVENTS



EVENTS PROGRAMME



OUTDOOR RECREATIONAL FACILITIES (Coming Q3 2023)



ONSITE ARTISAN CAFE



SHARED ELECTRIC BIKES



ONSITE YOGA STUDIO



SHUTTLE BUS SERVICE

Providing a stimulating and enjoyable workplace with unrivalled amenities

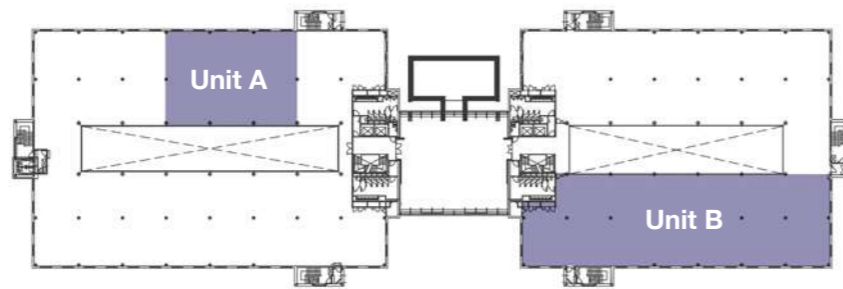


YOUR SPACE

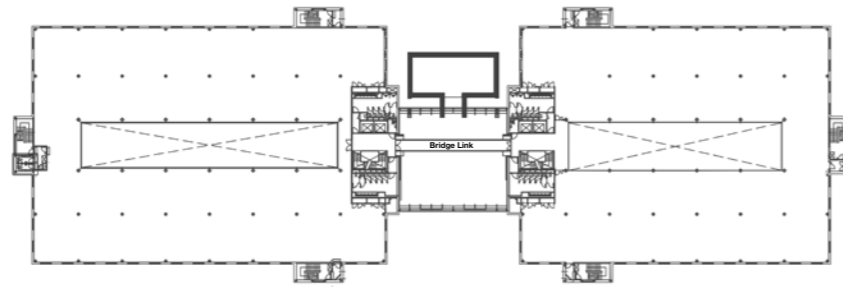
3 floors 116,190 sq ft / 10,794 sq m

FLOORS 1 & 2

2nd Floor
Unit A
3,017 sq ft
280 sq m



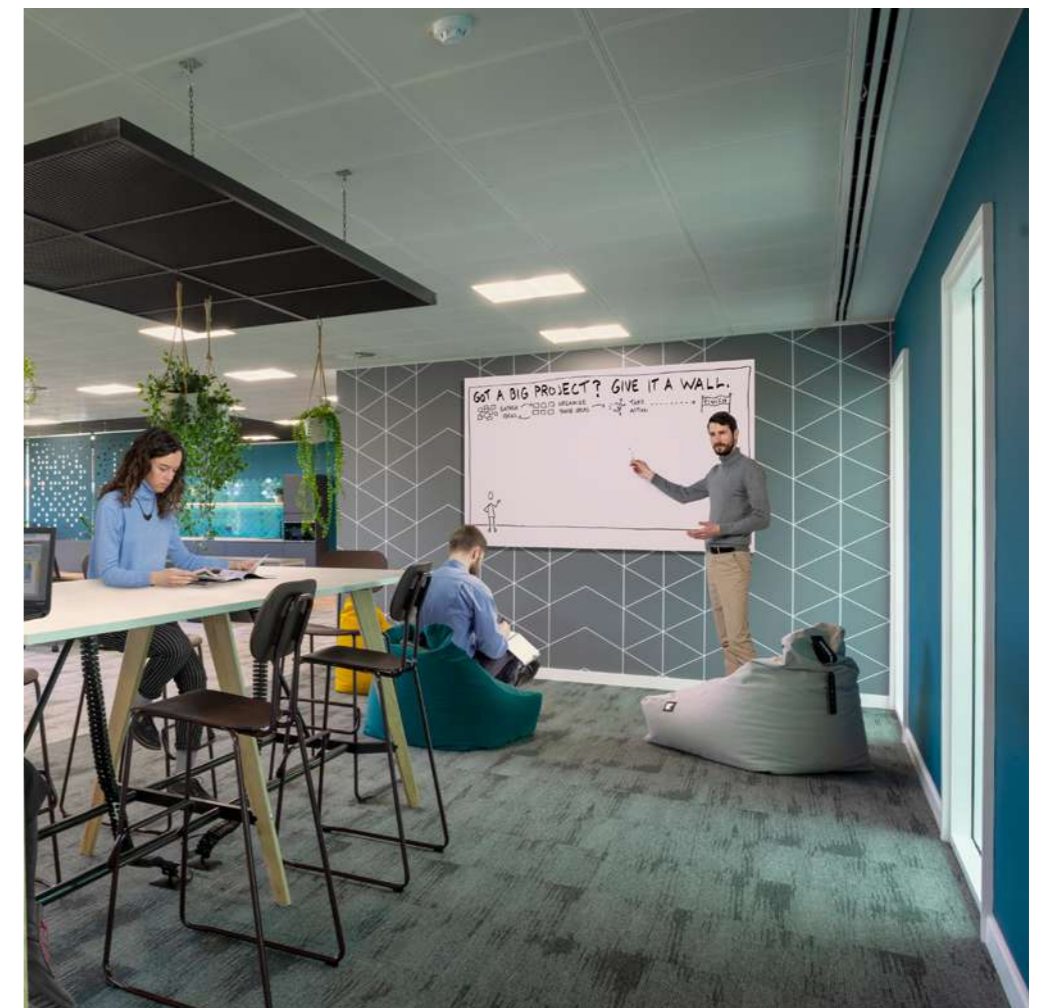
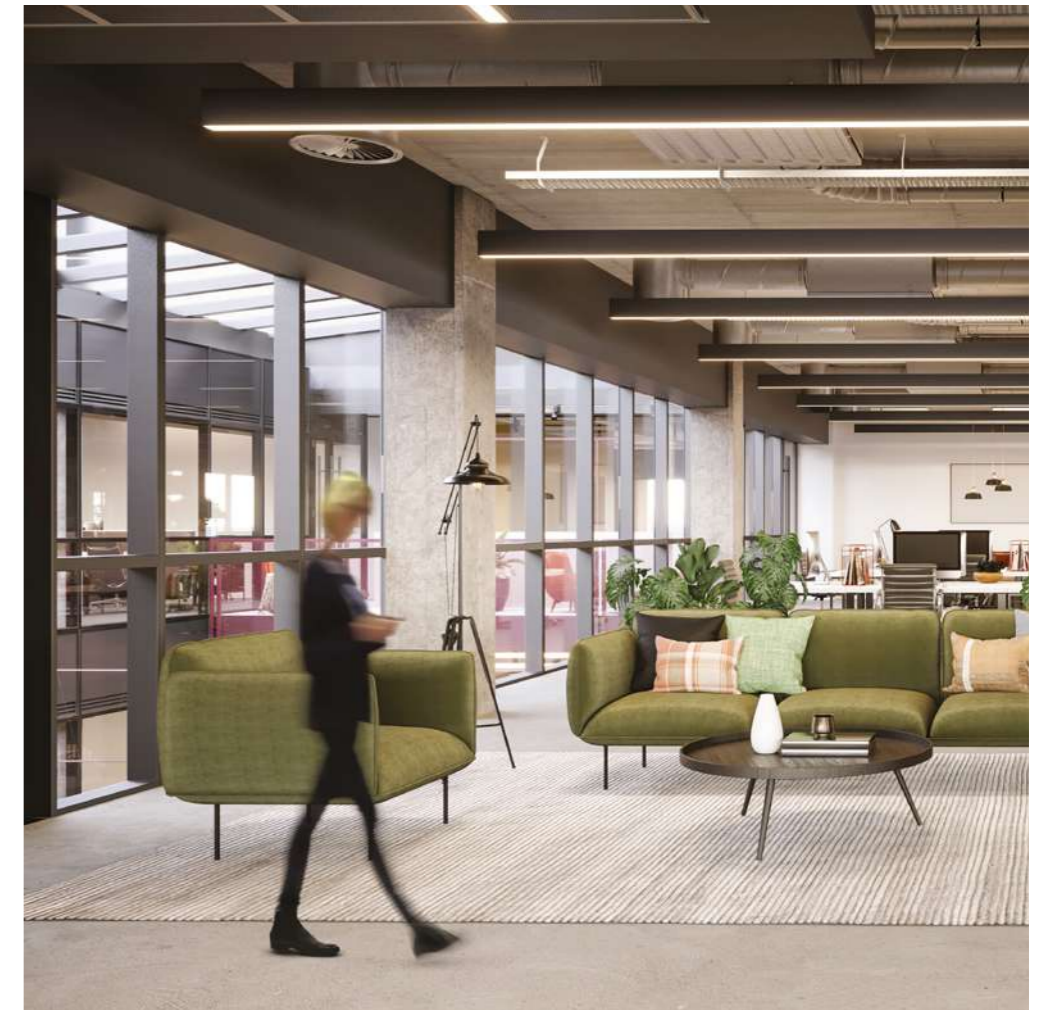
Unit B
7,866 sq ft
730 sq m



1st Floor
No availability

GROUND FLOOR

Unit C
6,919 sq ft
642 sq m

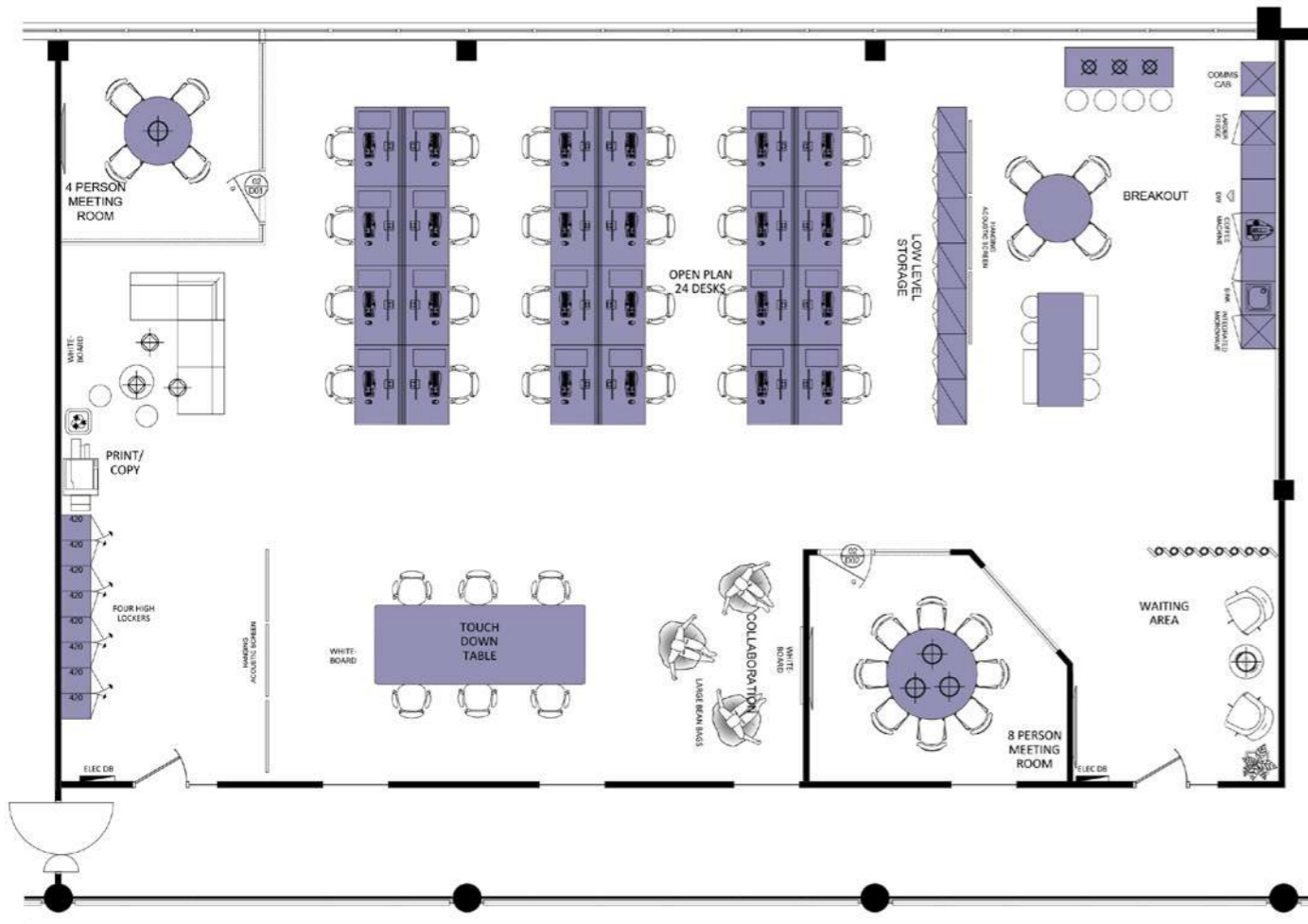


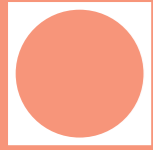


PLUG & PLAY FULLY FITTED SUITE OFFERING

2nd floor - Unit A

3,017 sq ft / 208 sq m





LEADING IN ESG STANDARDS

Our commitment to ESG

CIM is committed to high ESG standards throughout its business strategies and has established a sustainability and ESG team which monitors investments and advises on best practises, publishes ESG reports and actively improves ESG credentials across its investments.

Within Cathedral Square energy and carbon reductions are achieved by utilising the latest VRF heating and cooling technologies which incorporate heat recovery along with MVHR and air handling units with high efficiency heat recovery devices, as well as high efficiency LED lighting throughout the property.

Low flow fittings and leak detection equipment offer excellent water saving strategies, and reduced waste to landfill is achieved through active recycling measures and staff training.

CULTURAL HEART

Enjoy the generous meeting and communal work areas, social spaces and outdoor facilities.



ENERGY EFFICIENT

Considered in all elements of Cathedral Square's vision and promise to its tenants.



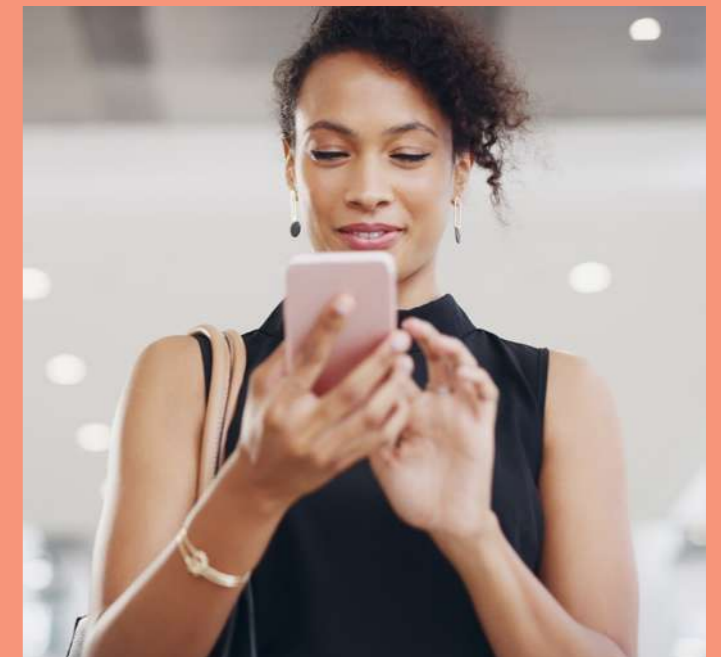
ESG

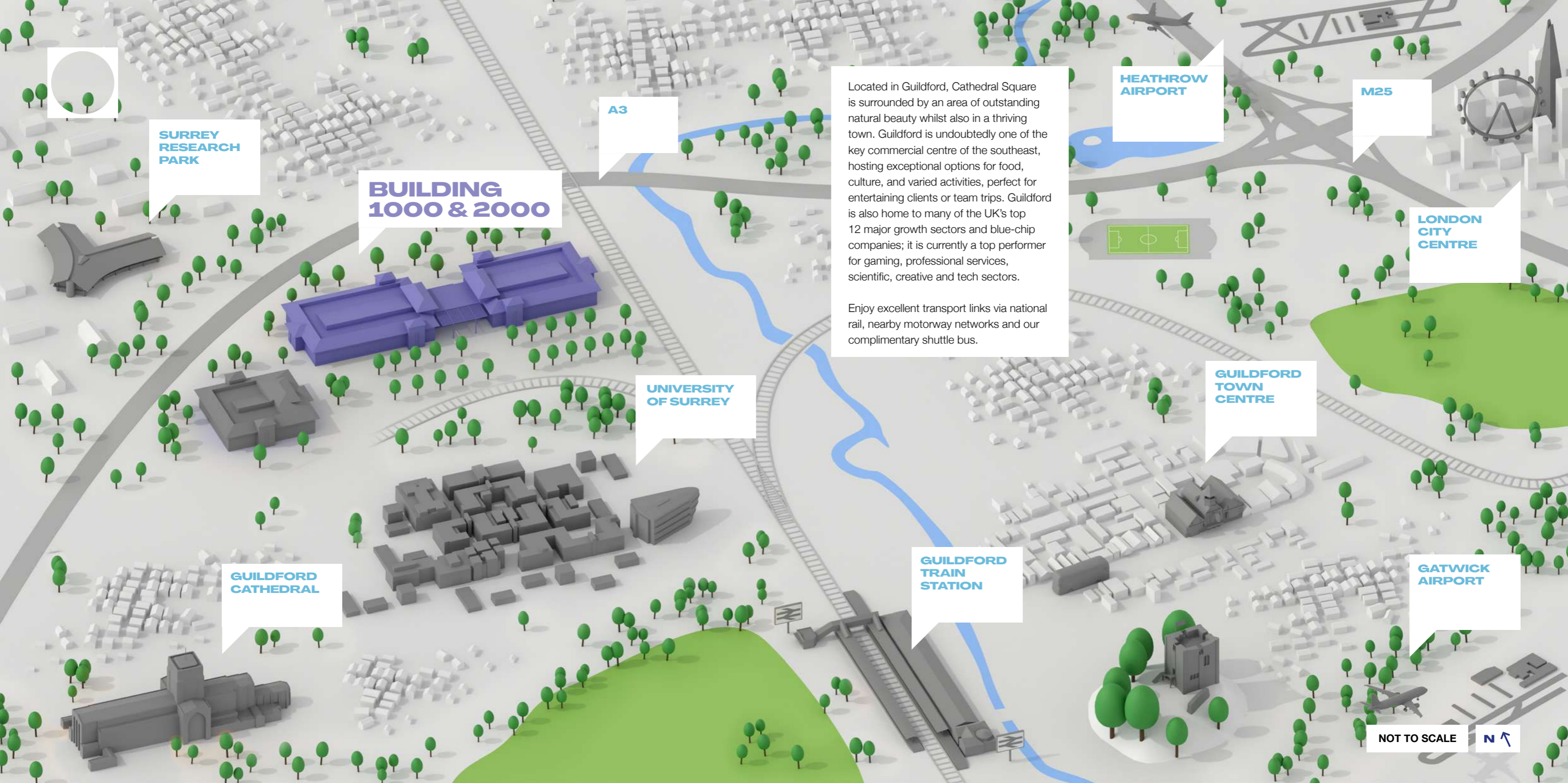
Incorporating ESG criteria whilst supporting tenants and community



SMART

The exclusive app makes it easy to find everything you need in one place.





Located in Guildford, Cathedral Square is surrounded by an area of outstanding natural beauty whilst also in a thriving town. Guildford is undoubtedly one of the key commercial centres of the southeast, hosting exceptional options for food, culture, and varied activities, perfect for entertaining clients or team trips. Guildford is also home to many of the UK's top 12 major growth sectors and blue-chip companies; it is currently a top performer for gaming, professional services, scientific, creative and tech sectors.

Enjoy excellent transport links via national rail, nearby motorway networks and our complimentary shuttle bus.

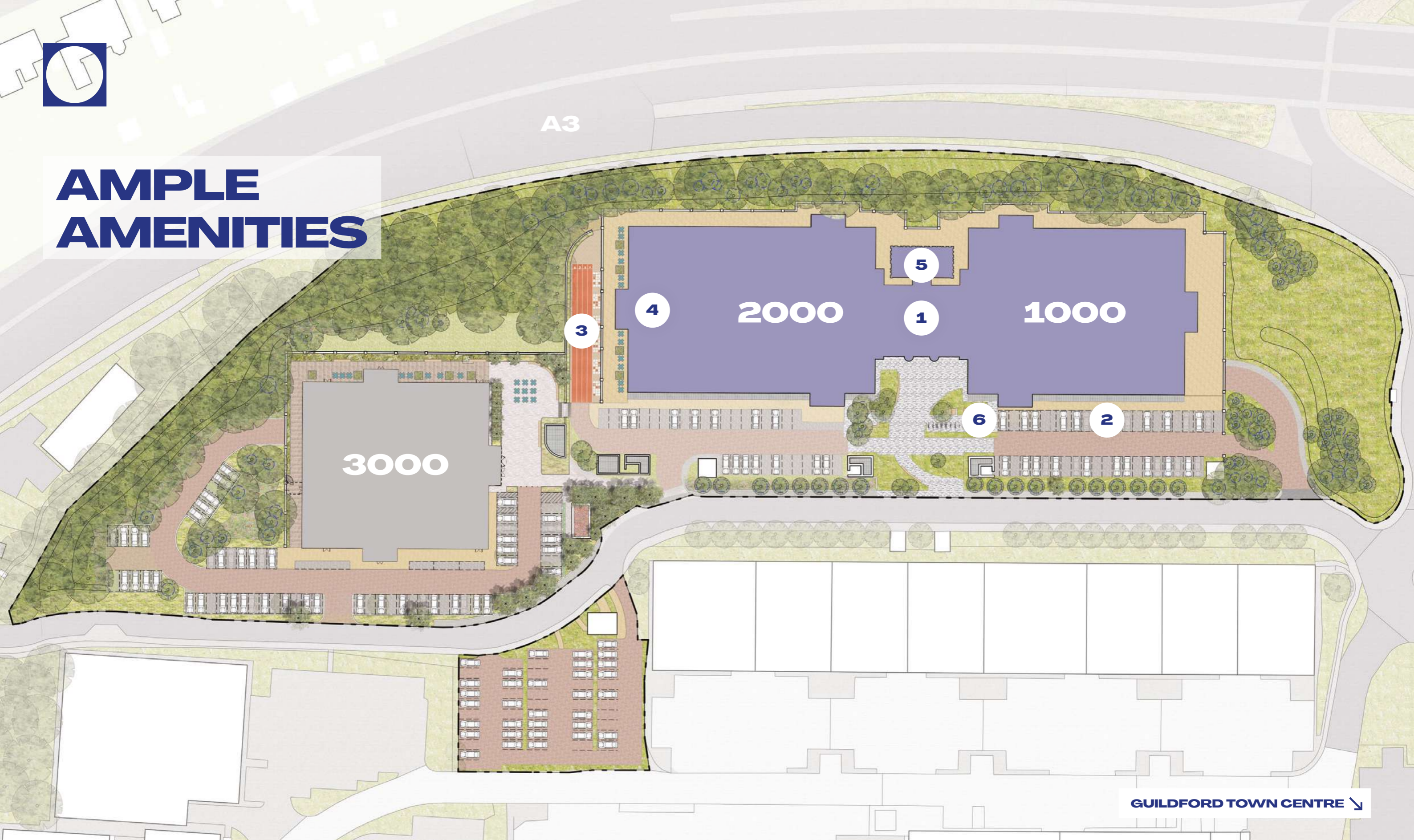
In Good Company

	Gateley /	
	HAYS	AVAYA
infovista		

BY BIKE	MINS	BY FOOT	MILES	BY RAIL	MINS	BY ROAD	MILES	BY AIR	MILES
Guildford Station	6	Guildford Station	1.1	London Waterloo	33	A3	0.2	Heathrow Airport	22
Town Centre	8	Town Centre	1.3			M25	9	Gatwick Airport	34
						Central London	32	Farnborough Airport	14



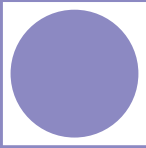
AMPLE AMENITIES



GUILDFORD TOWN CENTRE ↘

- 1** Public Atrium
- 2** EV Charging
- 3** Running Track (Q3 2023)
- 4** Yoga Studio
- 5** Artisan Cafe
- 6** Electric Bikes

Offering unparalleled on-site facilities.



OFFICES BY

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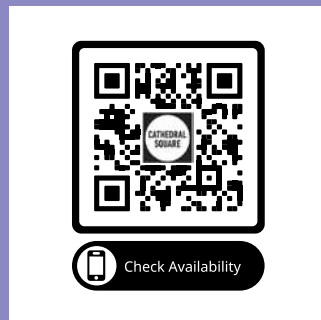
Richard Zoers

rzoers@hanovergreen.co.uk

07730 567607

CHECK FOR AVAILABILITY

cathedralsquareguildford.com



* The is no guarantee that the renovation will be completed to the standard, specification or timeline demonstrated in this brochure. Renderings and CGIs are for illustrative purposes only and final architectural drawings are not yet approved. Certifications such as BREEAM, WELL and others are still being explored and no guarantee is made that any certification will be pursued or of the level of certification that will ultimately be achieved. Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. OCTOBER 2022