

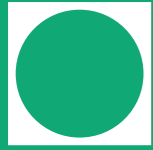
**CATHEDRAL
SQUARE**

**3000
GUILDFORD**

GU2 7YL



External CGI of Building 3000



WORKLIFE WELL BALANCED

Highly specified new workspaces
**44,716 sq ft of next generation,
modern workspace**



BREEAM Excellent



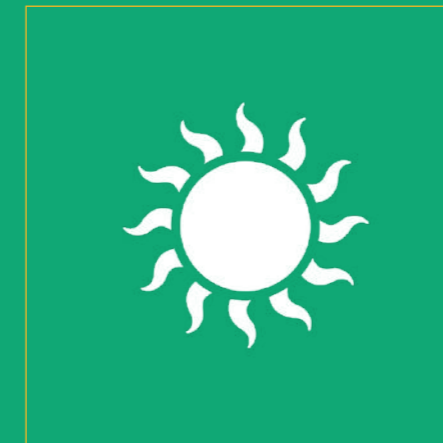
EPC B (Targeting)



Fitwel Rated (Targeting)



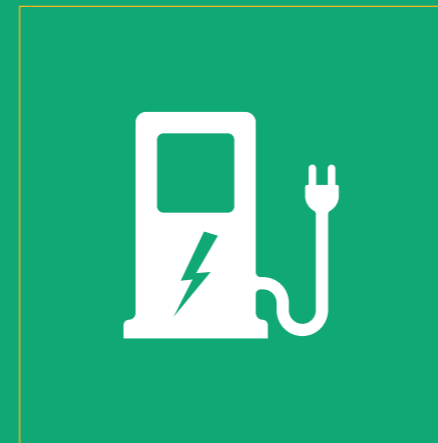
Rooftop Terrace



Atrium space awash with natural light



Fresh air circulation



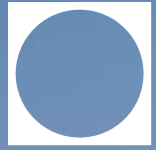
EV charging points



Free electric bike hire



Ultra-fast dual fibre connectivity



WORK, ENTERTAIN OR RELAX FROM THE ROOF TERRACE





FACILITIES FOR FORWARD THINKING OCCUPIERS



EV CHARGERS AND EXTENSIVE PARKING



ROOFTOP TERRACE



NEW RECEPTION WITH LIVING GREEN WALL.

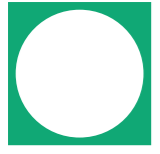


NEW CHANGING ROOMS

A workplace designed to support wellbeing, health and productivity.



COLLABORATIVE AND OPEN ATRIUM SPACE.



TIME TO FLOURISH

Indicative CGI of external seating
and new running track





MORE THAN JUST AN OFFICE



SHARED ELECTRIC BIKES



OUTDOOR RECREATIONAL FACILITIES



ONSITE ARTISAN CAFE



GENEROUS BREAKOUT AREAS



CONCIERGE SERVICE

Providing a stimulating and enjoyable workplace with unrivalled amenities



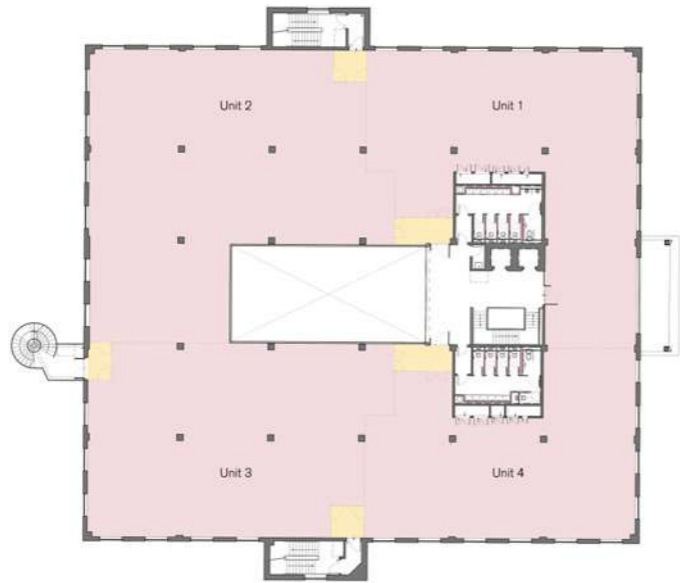
YOUR SPACE

3 floors 44,716 sq ft / 4,155 sq m

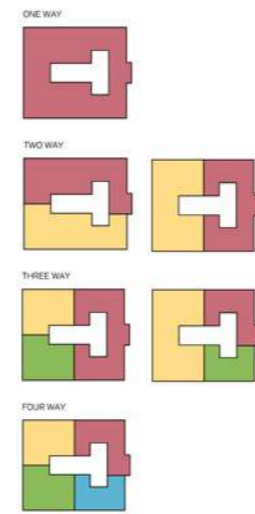
FLOORS 1 & 2

1st Floor
15,081 sq ft
1,401 sq m

2nd Floor
15,340 sq ft
1,425 sq m

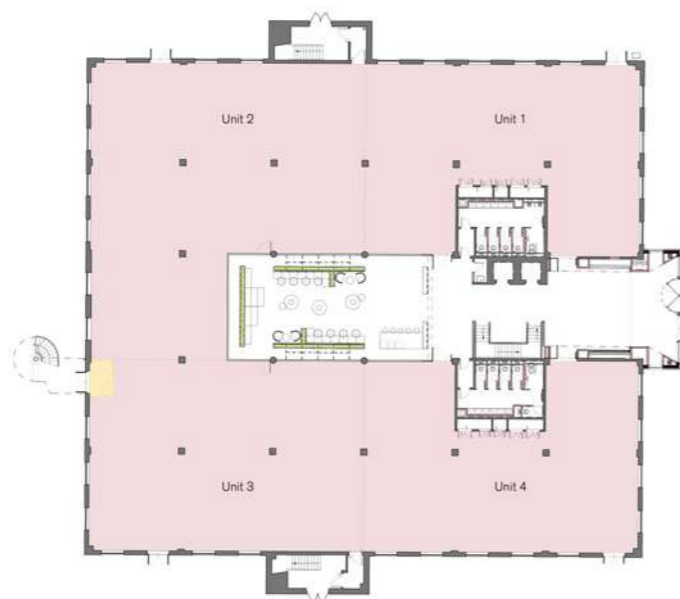


Indicative Upper Floor Demise Split Options

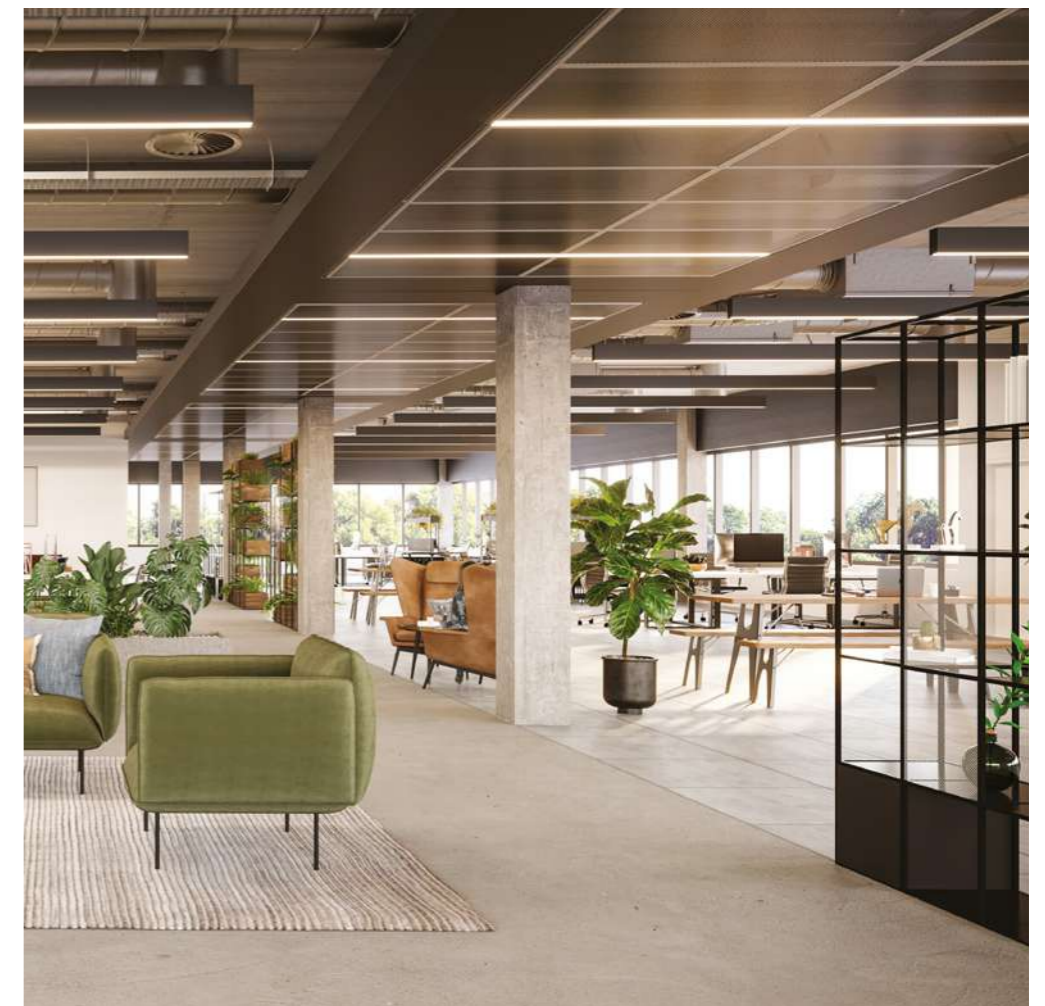
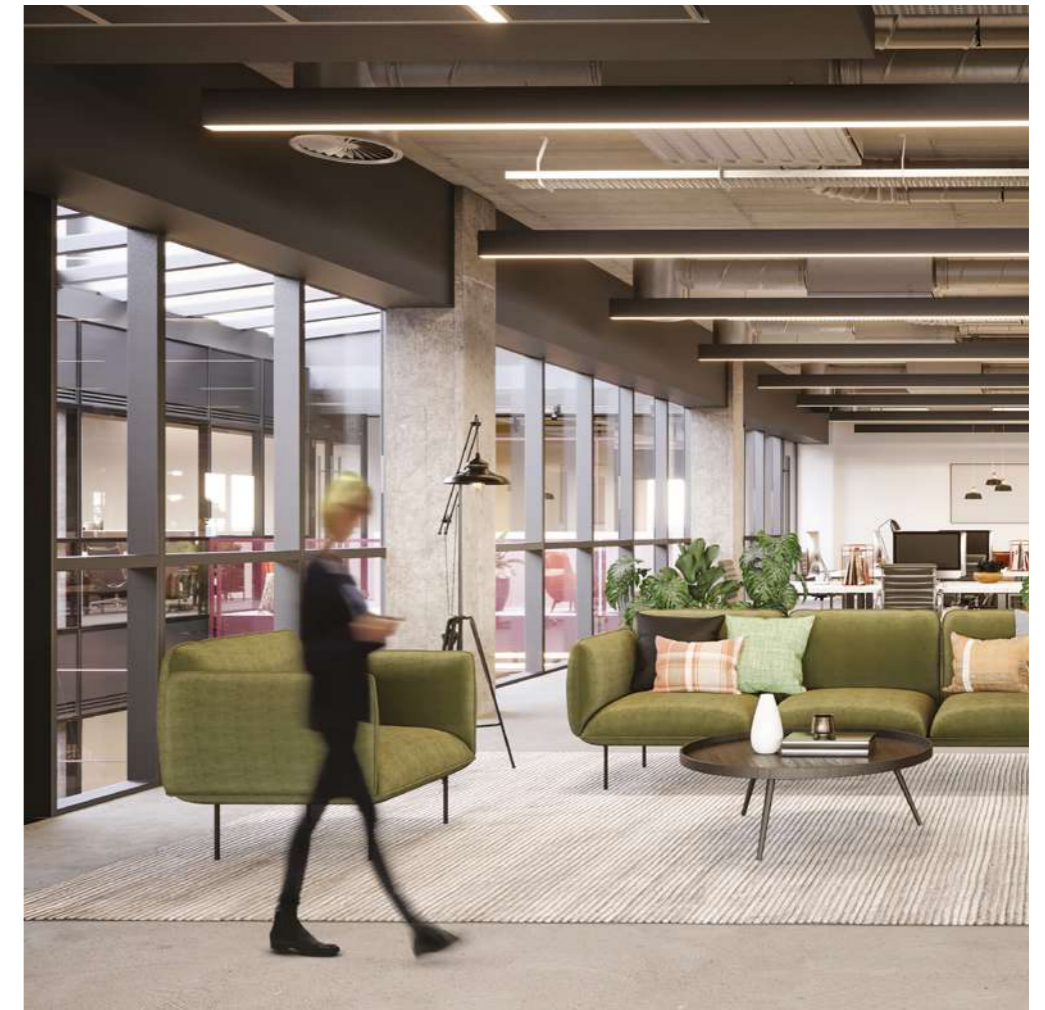
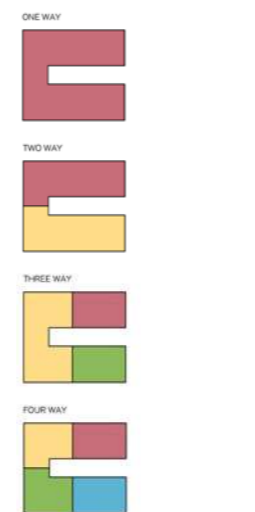


GROUND FLOOR

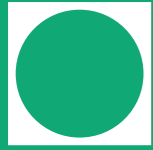
14,295 sq ft
1,328 sq m



Indicative Ground Floor Demise Split Options



Indicative CGIs of fitted floor plate



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 terrace.



ENERGY EFFICIENT

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



ESG

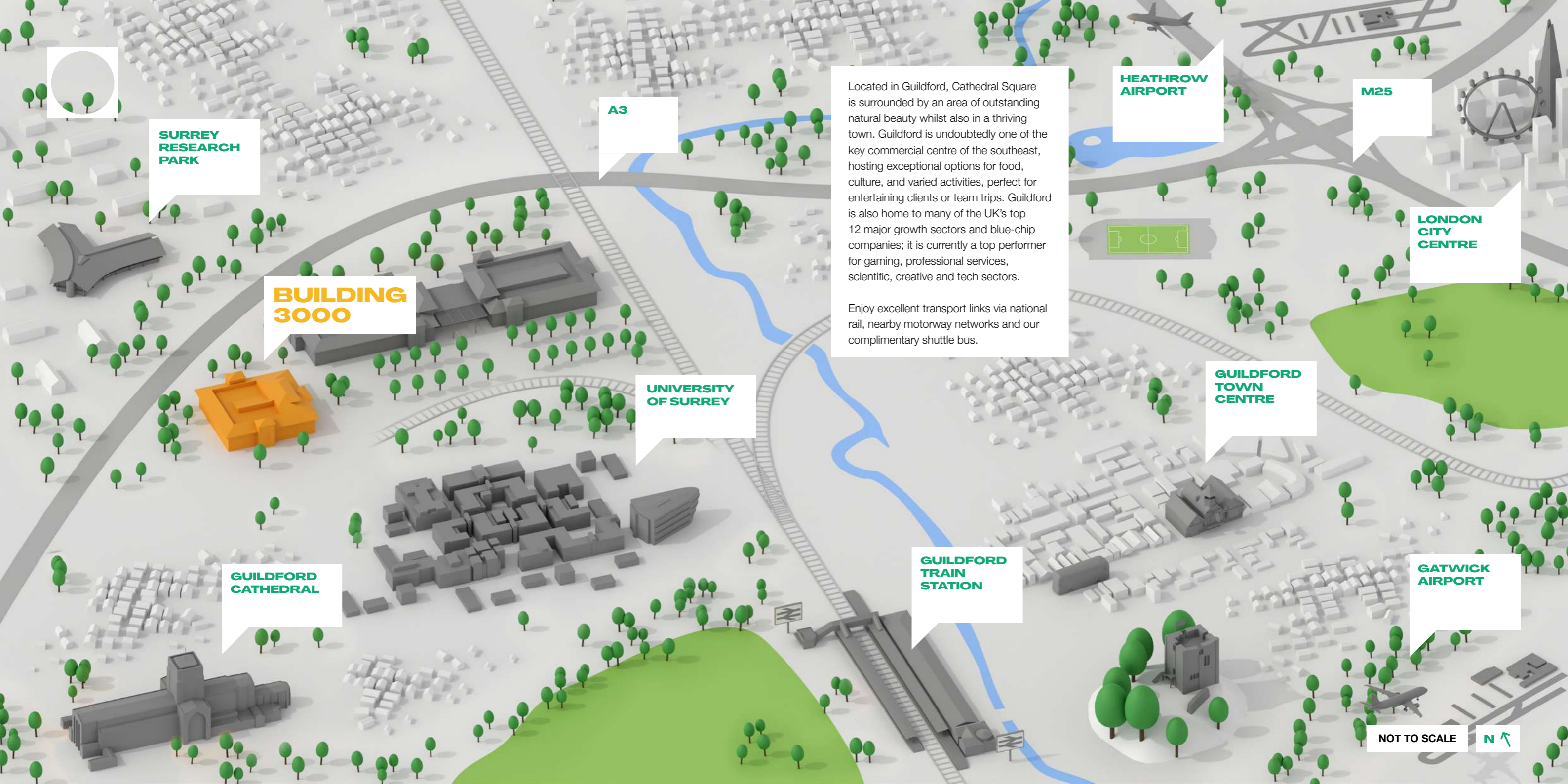
Incorporating ESG criteria whilst supporting tenants and community



SMART

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





A3

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.

HEATHROW AIRPORT

M25

LONDON CITY CENTRE

GUILDFORD TOWN CENTRE

GATWICK AIRPORT

SURREY RESEARCH PARK

BUILDING 3000

UNIVERSITY OF SURREY

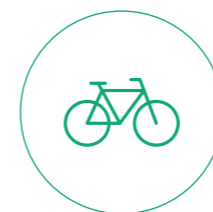
GUILDFORD CATHEDRAL

GUILDFORD TRAIN STATION

NOT TO SCALE



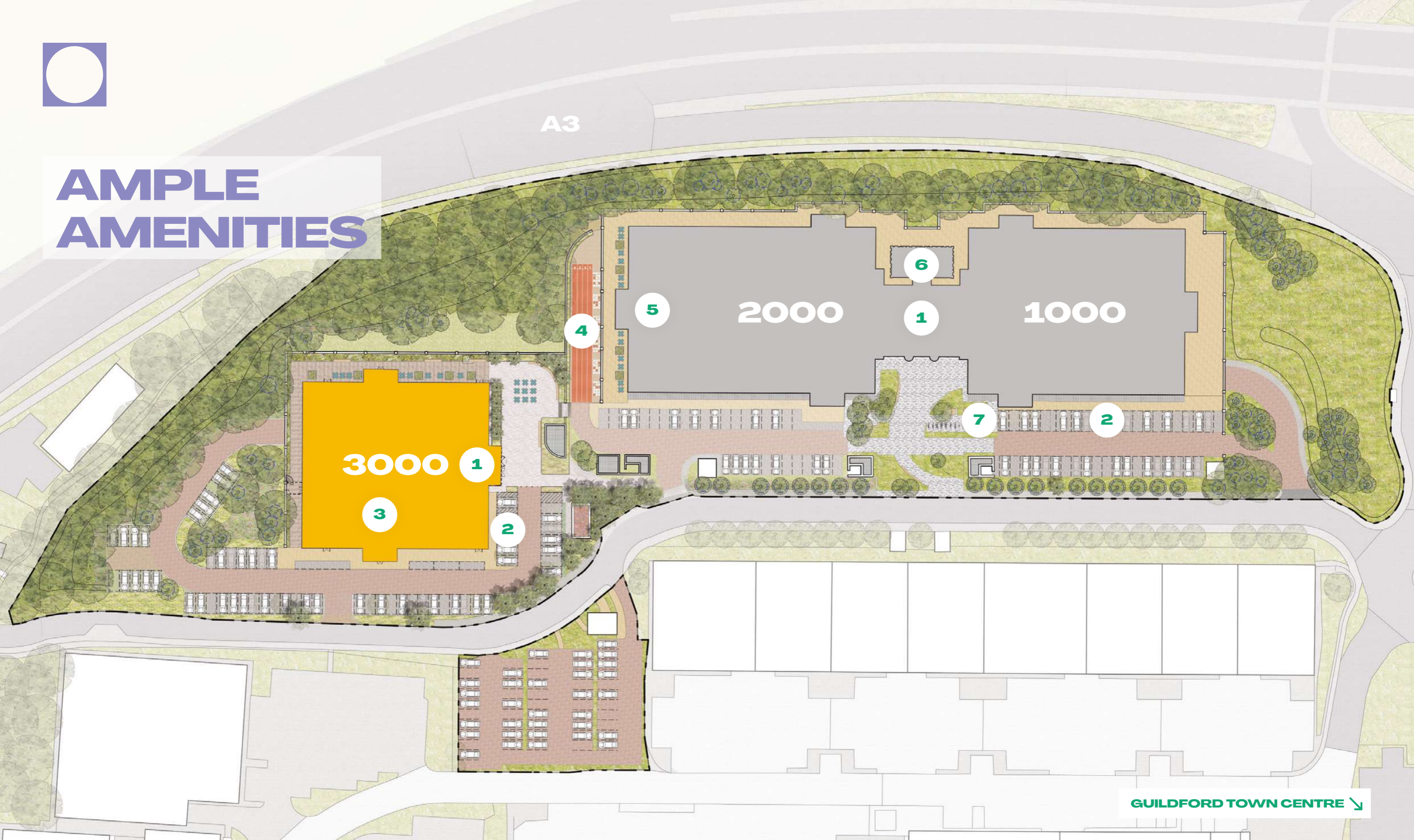
In Good Company



	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



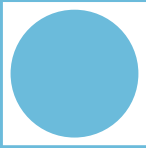
AMPLE AMENITIES



GUILDFORD TOWN CENTRE ↘

- 1 Public Atrium
- 2 EV Charging
- 3 Private Rooftop Terrace
- 4 Running Track
- 5 Yoga Studio
- 6 Artisan Cafe
- 7 Electric Bikes

Offering unparalleled on-site facilities.



OFFICES BY

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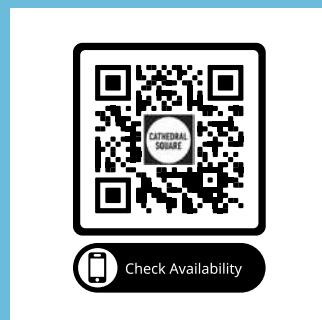
Richard Zoers

rzoers@hanovergreen.co.uk

07730 567607

CHECK FOR AVAILABILITY

cathedralsquareguildford.com



* There 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