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LONDON
SQ

GUILDFORD
GU1 1UN

www.londonsquareguildford.com

LONDON SQ

London Square comprises three headquarters office buildings set around an attractive square with lawned areas and a wooded margin. The tranquil setting belies the fact that it is situated in a busy and dynamic area, a short walk to Guildford High Street and only a three minute walk from London Road rail station.

NO.3 LONDON SQ

No.3 London Square is the final phase of improvement works on the Park. When the remodelling and refurbishment of the building is completed, it will provide 35,618 sq ft (IPMS3) of grade A office space over 5 floors.

A new glazed entrance, mirroring that at No. 2 London Square, will provide a focal point to the building as well as cool meeting room space on the upper floors.

Each floor will have considerable natural light and will provide high quality office accommodation.



CGI of 3 London Square



GUILDFORD OCCUPIES A STRATEGIC LOCATION 35 MILES SOUTH WEST OF LONDON AND WITH EXCELLENT ROAD, RAIL AND AIR CONNECTIONS, THE TOWN IS A TRULY INTERNATIONAL DESTINATION.

All photographs taken on 23 September 2015

LOCATION

Guildford has become an attractive location for corporate occupiers and is the main commercial centre for Surrey. Major companies based in the town include; Electronic Arts, Sanofi Aventis, Avaya, Philips, Allianz, BAE Systems and Colgate-Palmolive.

The town centre provides an excellent mix of retail facilities including major shopping centres, department stores, specialist boutiques and a variety of bars and restaurants.

Guildford is also home to The University of Surrey and The College of Law. First class entertainment and leisure facilities are to be found within close proximity to No.3 London Square including G Live, a state of the art entertainment and conference venue, and Guildford Spectrum with an ice rink, four leisure pools and an athletics stadium.



3 MINUTES

London Road Rail Station is a 3 minute walk from the building.



34 MINUTES

Guildford and London Road rail stations connect to Waterloo in 34 – 45 minutes.



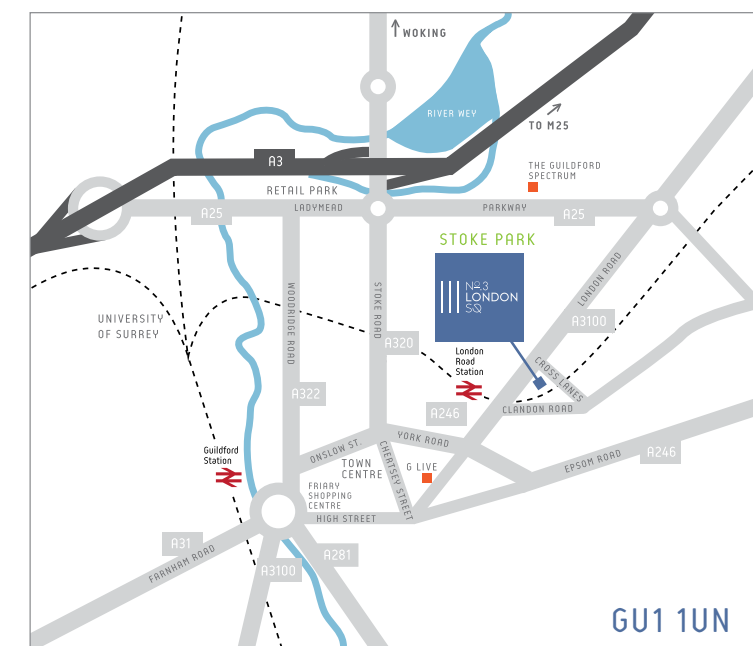
8 MILES

The M25 is just 8 miles from Guildford Town Centre. Quick links to the A3, M3 and M4.



30 MILES

Gatwick and Heathrow Airports are both within 30 miles of Guildford and a direct rail link connects the town to Gatwick.

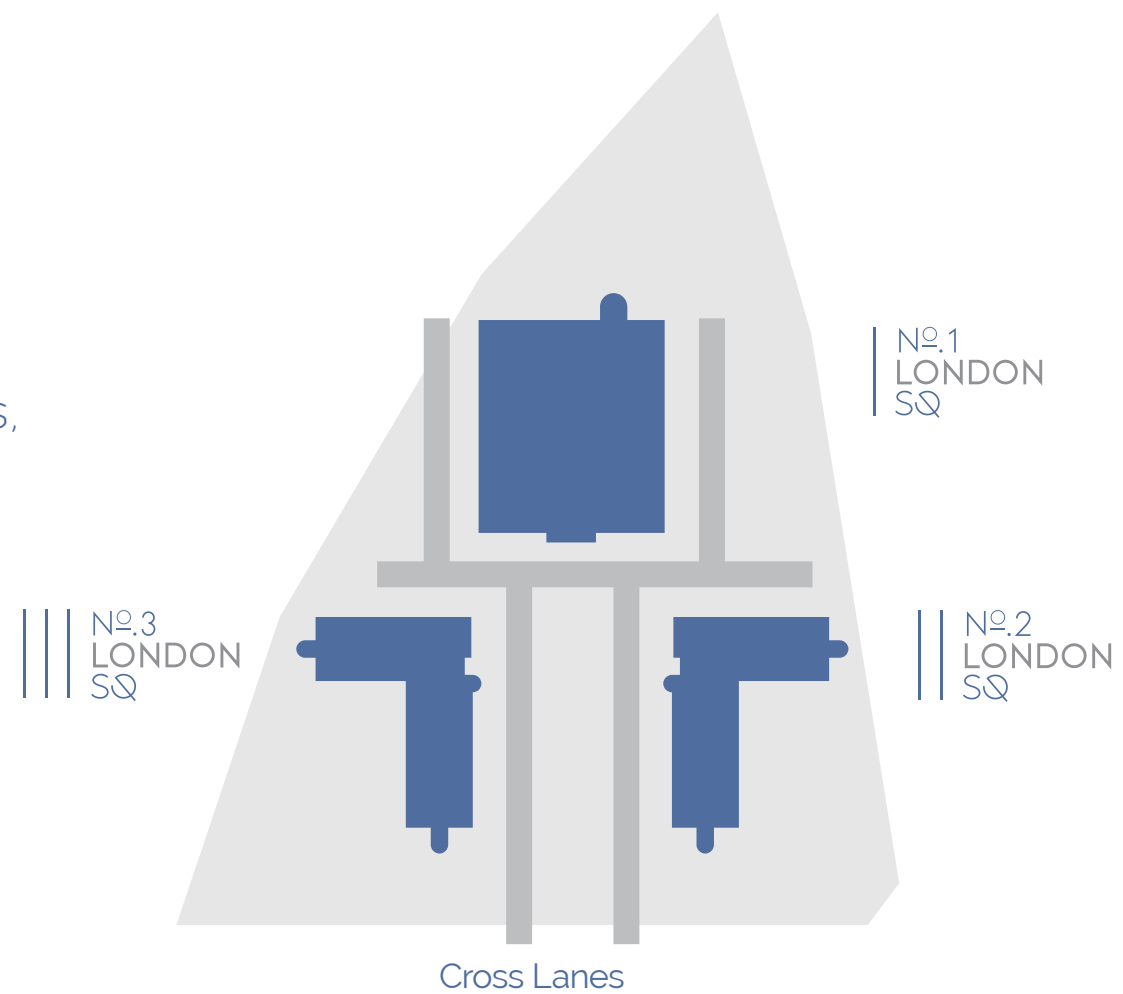


Access to the M25 is 10 minutes away and with the recently completed Hindhead tunnel, occupiers can now easily access the town from the South coast. Rail services provide regular trains into London Waterloo, with journey times of approximately 34 – 45 minutes.



LONDON SQ

NO.3 LONDON SQUARE IS
ONE OF THREE BUILDINGS
SET AROUND AN ATTRACTIVE
SQUARE WITH LAWNED AREAS,
OUTSIDE SEATING AND A
WOODED MARGIN



AVAILABILITY

Floor	Sq Ft	Sq M
Reception	684	63.5
Ground	7,231	671.8
First (reception/seating area)	312	29.0
First	7,327	680.7
Second	8,197	761.5
Third	8,202	762.0
Fourth	3,665	340.5
Total	35,618	3,309.0

The proposed available accommodation above is subject to post refurbishment measurement in accordance with the International Property Measurement Standards for Office Buildings (IPMS 3).

LIGHT FILLED FLOORS, WITH VIEWS ACROSS SURREY. EACH FLOOR CAN WORK EFFECTIVELY OPEN PLAN OR PARTITIONED, OFFERING A FLEXIBLE ACCOMMODATION SOLUTION.

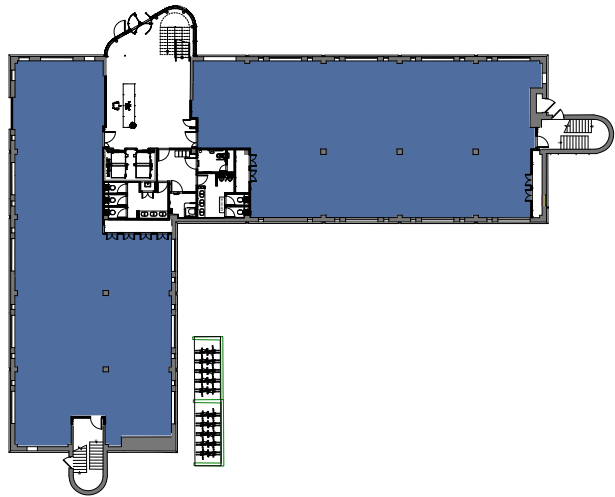


Floor plate CGI from 2 London Square

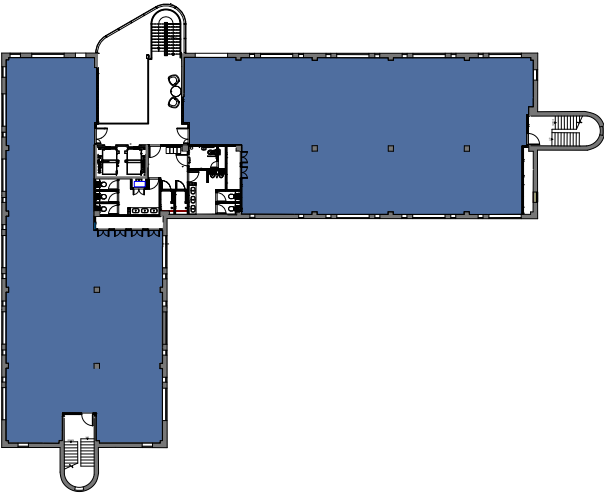
SPECIFICATION

- New VRF air-conditioning
- Fully accessible raised floors with 200mm void
- Metal pan ceiling with LED lighting
- Two new 13 person passenger lifts
- New male & female WCs plus showers on each floor
- Occupational density of 1:8 sq m
- CCTV coverage to perimeter
- 60 car spaces (1: 594 sq ft)
- 10 bike racks capable of storing 20 bikes plus lockers
- Target BREEAM rating of "Very Good"
- EPC B (49)
- Brompton Bikes available for exclusive use for London Square tenants

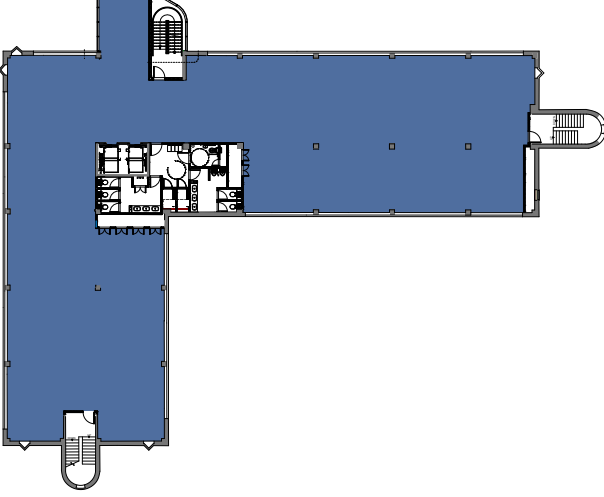
GROUND FLOOR



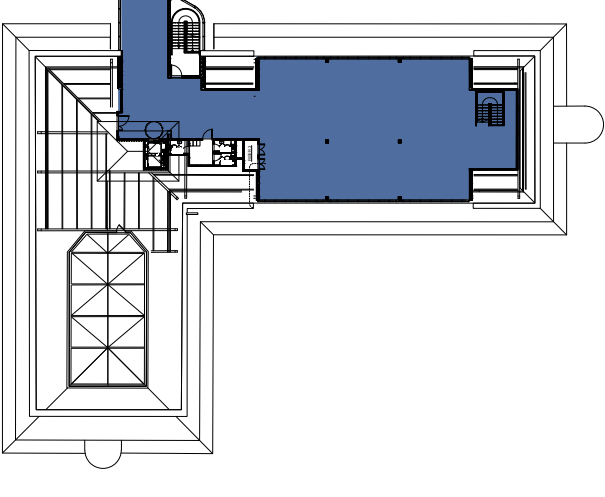
FIRST FLOOR



SECOND AND THIRD FLOORS



FOURTH FLOOR



Plans not to scale.

CONTACT

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THE RIGHT ANGLE FOR BUSINESS

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