

2 LONDON SQUARE NOW FULLY LET  
TO WSP AND GRENKE LEASING

||| N<sup>o</sup>.3  
LONDON  
SQ

GUILDFORD  
GU1 1UN

[www.londonsquareguildford.com](http://www.londonsquareguildford.com)

## LONDON SQ

London Square comprises a prestigious campus of 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.

London Square is already home to many blue chip corporates, including HSBC, WSP, Grenke Leasing, RSM, Alpha Petroleum and Charles Russell Speechlys.

London Square now also boasts the brand new 'Container Cafe' offering a fantastic amenity for occupiers.

## NO.3 LONDON SQ

London Square has undergone a series of refurbishment and re-modelling works, with No.3 London Square the final phase providing an additional 35,528 sq ft (IPMS3) of new, contemporary offices.

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

Each floor has superb natural light and provides high quality office accommodation.





NO.3 LONDON SQUARE IS ONE OF THREE BUILDINGS SET AROUND AN ATTRACTIVE LANDSCAPED SQUARE, CENTRED ON THE NEW CAFE AND PROVIDING OUTDOOR SEATING.



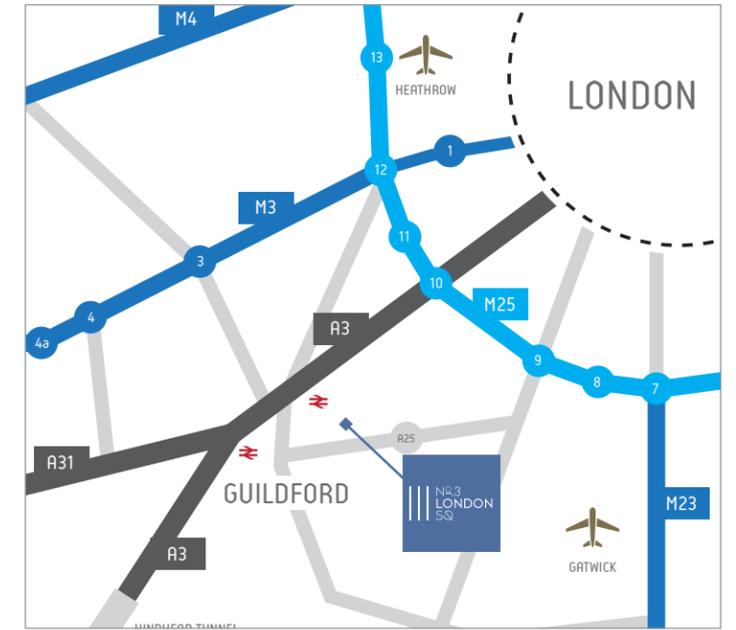


## LOCATION

Guildford has become an attractive location for corporate occupiers and is the main commercial centre for Surrey. Major companies based in the town include; EA Games, Stephens & Bolton, Avaya, BAE Systems, Philips, Allianz, UOP Honeywell 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.



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.

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

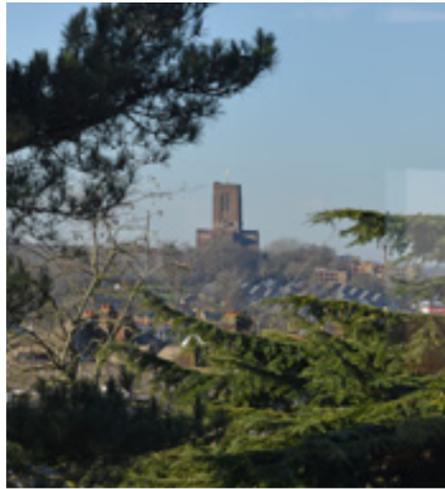
**34 MINUTES**  
Guildford and London Road rail stations connect to Waterloo in 34 – 45 minutes.

**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  
SQUARE  
LIFE



Stoke Park



LONDON SQUARE OFFERS A  
FANTASTIC WORKING LIFESTYLE.

THE SUPERB OFFICE SPACE  
AND AMENITIES ONSITE  
ARE COMPLEMENTED BY ITS  
POSITION, IN ONE OF THE  
LOVELIEST AND LIVELIEST  
PARTS OF GUILDFORD.



Guildford Harbour Hotel

## AVAILABILITY

Floor	Sq Ft	Sq M
Reception	763	70.9
Ground - Office A	3,552	330.0
Ground - Office B	3,704	344.1
First - Office A	3,603	334.7
First - Office B	3,734	346.9
Second	8,261	767.5
Third	8,279	769.1
Fourth	3,632	337.4
<b>Total</b>	<b>35,528</b>	<b>3,300.6</b>

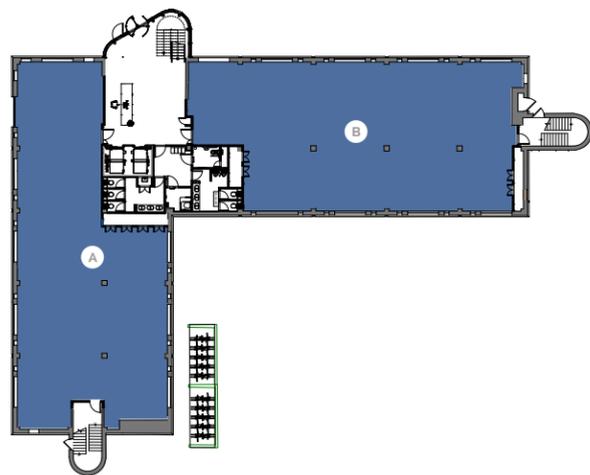
Measured in accordance with the RICS Property Measurement (May 2015, 1st Edition) professional statement on an IPMS3 basis.



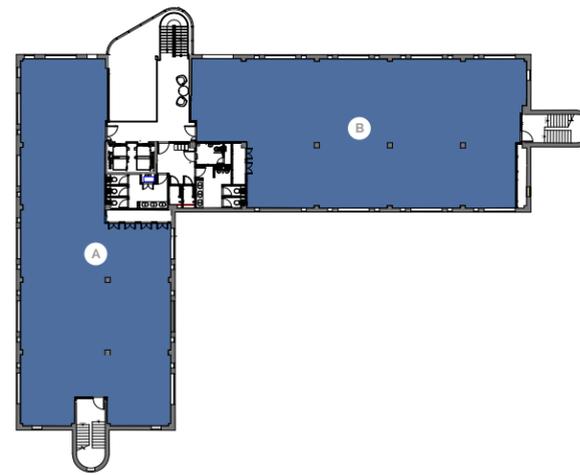
## SPECIFICATION

- 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
- 54 car spaces
- 10 bike racks capable of storing 20 bikes plus lockers
- Target BREEAM rating of "Very Good"
- EPC B (32)
- Brompton Bikes available for exclusive use of London Square tenants

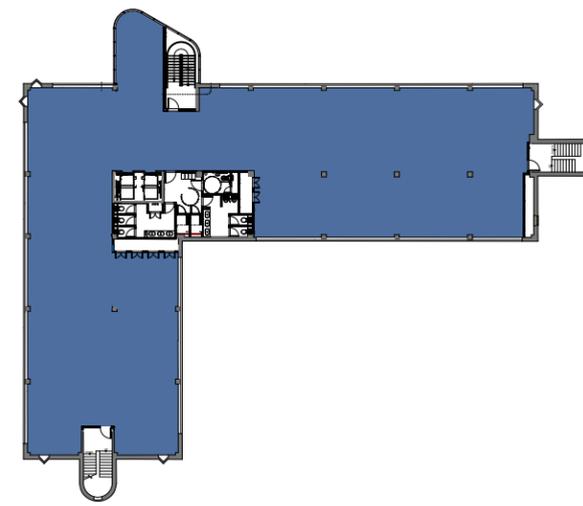
GROUND FLOOR



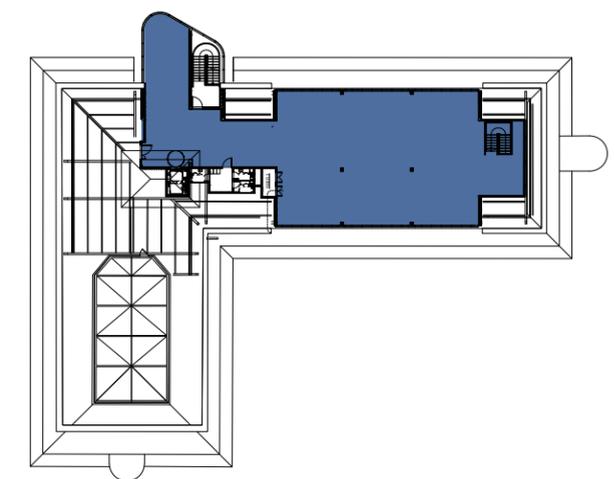
FIRST FLOOR



SECOND AND THIRD FLOORS



FOURTH FLOOR



Plans not to scale.

## CONTACT

For all enquiries, please contact:



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Owned by:



THE RIGHT ANGLE FOR BUSINESS

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