



**CATHEDRAL
SQUARE**

GUILDFORD



Choosing premises for a forward-looking business isn't just about buildings.

It's about people. Skills. Productivity. Wellbeing. Energy. Communication. Fun.

From a spacious contemporary reception, a café and breakout space and its 20 electric bikes, Cathedral Square provides a stimulating working environment. Offices are available now from 7,804 sq ft to 72,188 sq ft

LEADING FROM THE FRONT

The stunning double height entrance provides a true sense of arrival and vibrant space at the heart of Cathedral Square, merging seamlessly into the new feature café.





**BE FLOORED
BY THE SPACE**



WHAT CATHEDRAL SQUARE OFFERS

- Prominent office headquarters with 41,000 sq ft already let to Avaya and RBS
 - Contemporary refurbished office floors from 7,804 - 72,188 sq ft
 - Enhanced building entrance reception area providing a stunning sense of arrival
 - Stylish new café linked to reception
 - EPC - C (73 for 1000, 71 for 2000)
 - BREEAM "Very Good"
 - Newly remodelled hard and soft landscaping with external seating
 - Branded shuttle bus service to and from Guildford station
 - Building concierge service
 - New M&E services providing an occupational density of 1:8 sq m
 - 2.75m floor to ceiling height
 - Showers, lockers and drying rooms for cyclists
 - A fleet of 20 electric-assisted bicycles available for tenant use
 - 60 cycle spaces and cycle maintenance bay in basement adjacent to showers
 - A secure basement parking deck, with direct access into the building
 - 243 car spaces (1:298 sq ft) with automated numberplate recognition
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FULL FLOORS OR HALF SIZES

Large flexible floor plates which can be used as a whole or split.



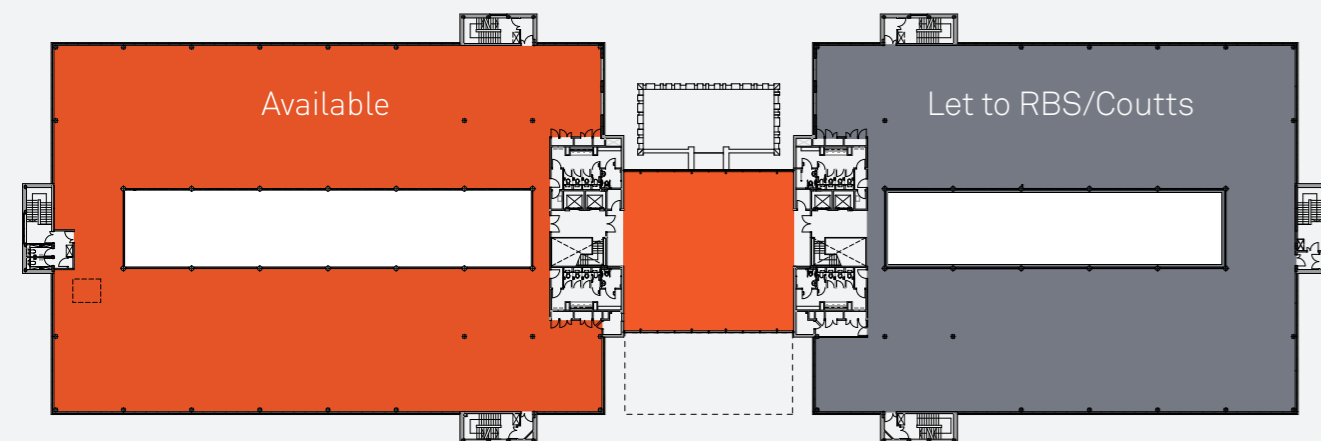
NET INTERNAL AREAS

FLOOR	2000		LINK		1000	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
SECOND	18,841	1,750.4	3,444	320	-	-
FIRST	19,228	1,786.3	-	-	7,804	725
GROUND	22,871	2,124.8	-	-	-	-
TOTALS	60,940	5,661.5	3,444	320	7,804	725

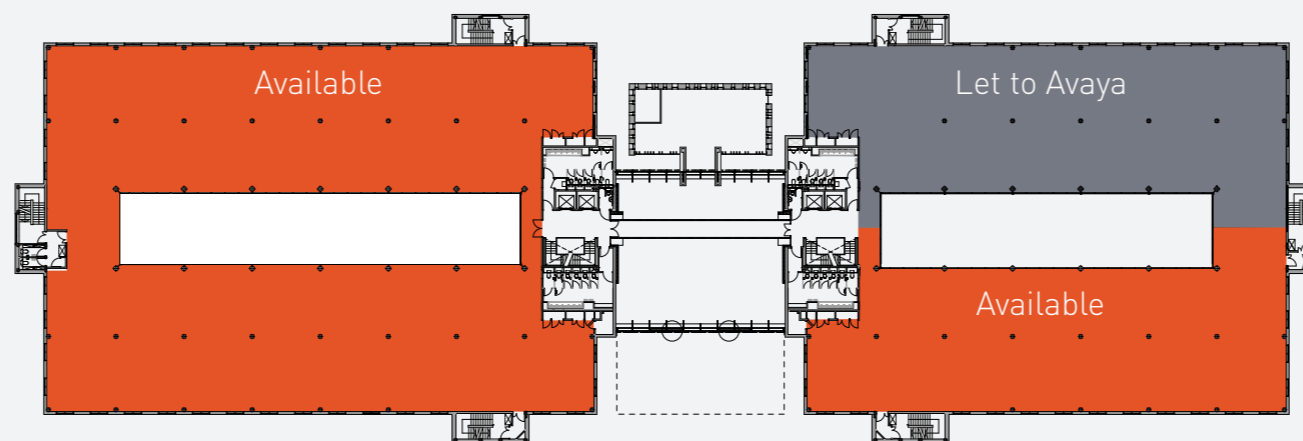
* Measurements taken on an NIA basis in accordance with the RICS Property Measurement (1st Edition, May 2015).

7,804 - 72,188 SQ FT AVAILABLE

SECOND FLOOR

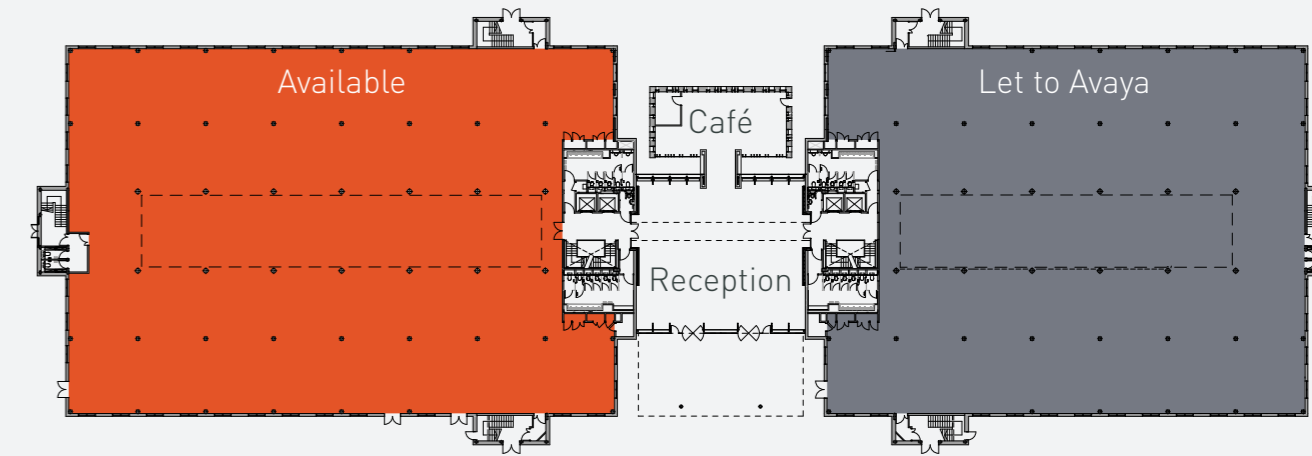


FIRST FLOOR



Office atrium

GROUND FLOOR



INSPIRING OFFICES



Indicative CGI Image of 2nd Floor fit-out



Indicative CGI Image of Ground Floor fit-out

BREAK OUT



Cathedral Square's new café is the social hub of our business community.

The café provides healthy refreshment, a place to break out, discuss new ideas, or simply relax.









OUR BIKES

THE UK'S FIRST ELECTRIC-ASSIST BIKE SHARE SYSTEM.

Cathedral Square sets the trend in active transportation by offering a great transit option for tenants to get around Guildford. Cathedral Square Bike Share system is available 24/7 and is perfect for errands, commuting, or recreation.

The Pedelec bikes act like a regular bike and don't have any complicated gears or buttons to learn. Just simply begin pedalling and the bike will provide an extra boost to get you moving and up hilly terrain without breaking a sweat!

Going for a ride is simple – with 20 bikes, riders can use an exclusive App available for your phones.

-  **Pedelec bike:** Need help with hills, getting to work easily, or looking for an extra zip when pedaling?
-  **Keep an eye on the map:** Cathedral Square has a bike collection catchment area, make sure your bike is locked up within it.
-  **Pedal with ease and comfort:** Adjust your bike seat by raising or lowering the saddle height and use the front basket for your bags or cargo.
-  **Going for a long ride?** No problem, the bikes are constantly charging when docked at Cathedral Square and will offer hours of electric assist. Keep track of the power levels on the LED dashboard.



GUILDFORD, IT'S NOT ALL WORK, WORK, WORK.

BEFORE, DURING OR AFTER BUSINESS HOURS, IT'S ALL ON YOUR DOORSTEP.



EDUCATION

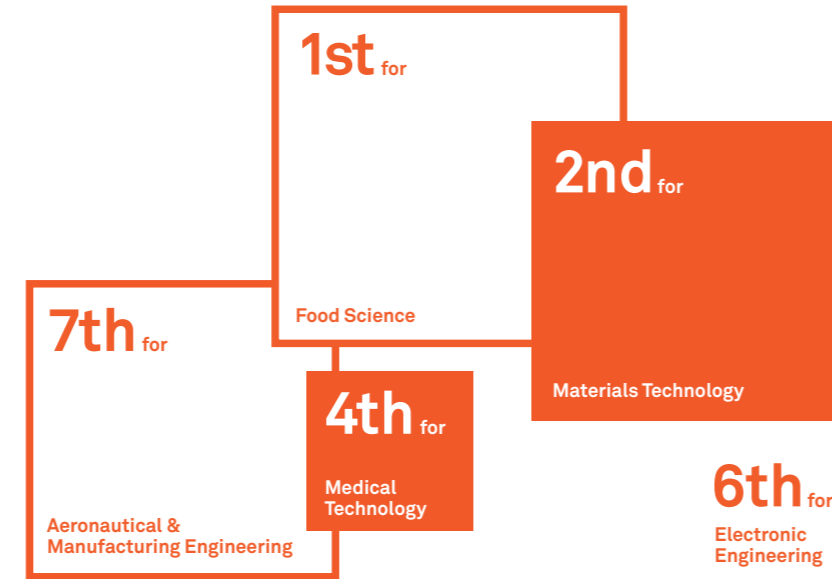
YOU NEED SMART PEOPLE?

Guildford has one of the UK's leading professional, scientific and technological universities, delivering thousands of highly skilled graduates into the workforce every year.



The University of Surrey was UNIVERSITY OF THE YEAR 2016

(Sunday Times Good University Guide)



In Guildford

44%

of employees have a degree or higher educational qualification (ONS).

INNOVATION

LOOKING FOR CREATIVITY, CUTTING EDGE RESEARCH, A MEETING OF MINDS?

GUILDFORD HAS BUILT UPON ITS ACADEMIC STRENGTHS TO BECOME **A TRUE HUB OF TECHNOLOGICAL INDUSTRIES.**

With 170 researchers, the **5G Innovation Centre** (5GIC) is the largest UK academic research centre dedicated to the development of the next generation of mobile communications.



WELCOME TO THE HOLLYWOOD OF **GAMING**

Amongst the towns many larger employers are some true giants of science and technology: Sanofi, BAE Systems, UOP Honeywell, Ericsson. But that's not the whole story: Guildford is also home to a burgeoning population of computer games businesses, including the following:



LOCATION

SWIFT ACCESS?
AMENITIES WITHIN EASY REACH?
CORPORATE CRITICAL MASS?

THEY SAY REAL ESTATE IS ALL ABOUT "LOCATION LOCATION LOCATION".

The sheer number of major blue chip companies in Guildford endorses the fundamental business advantages of being located here. Occupiers include:

Honeywell

Allianz

BAE SYSTEMS

BOC
A Member of The Linde Group

SURREY
SATELLITE TECHNOLOGY LTD

SANOFI

EA
ELECTRONIC ARTS

HIGHWAYS
AGENCY

syngenta

BDO





RACE YOU THERE!

Cathedral Square is easily accessible, at a local, regional, national and international scale.



By Bike

Station - 6 mins
Town Centre - 8 mins
Surrey Sports Park - 10 mins



By Foot

River - 8 mins
Gym - 8 mins
Travelodge - 8 mins
University - 15 mins



By Road

A3 (South) - 0.2 miles
A3 (North) - 1.2 miles
M25 - 9 miles
Central London - 32 miles



By Rail

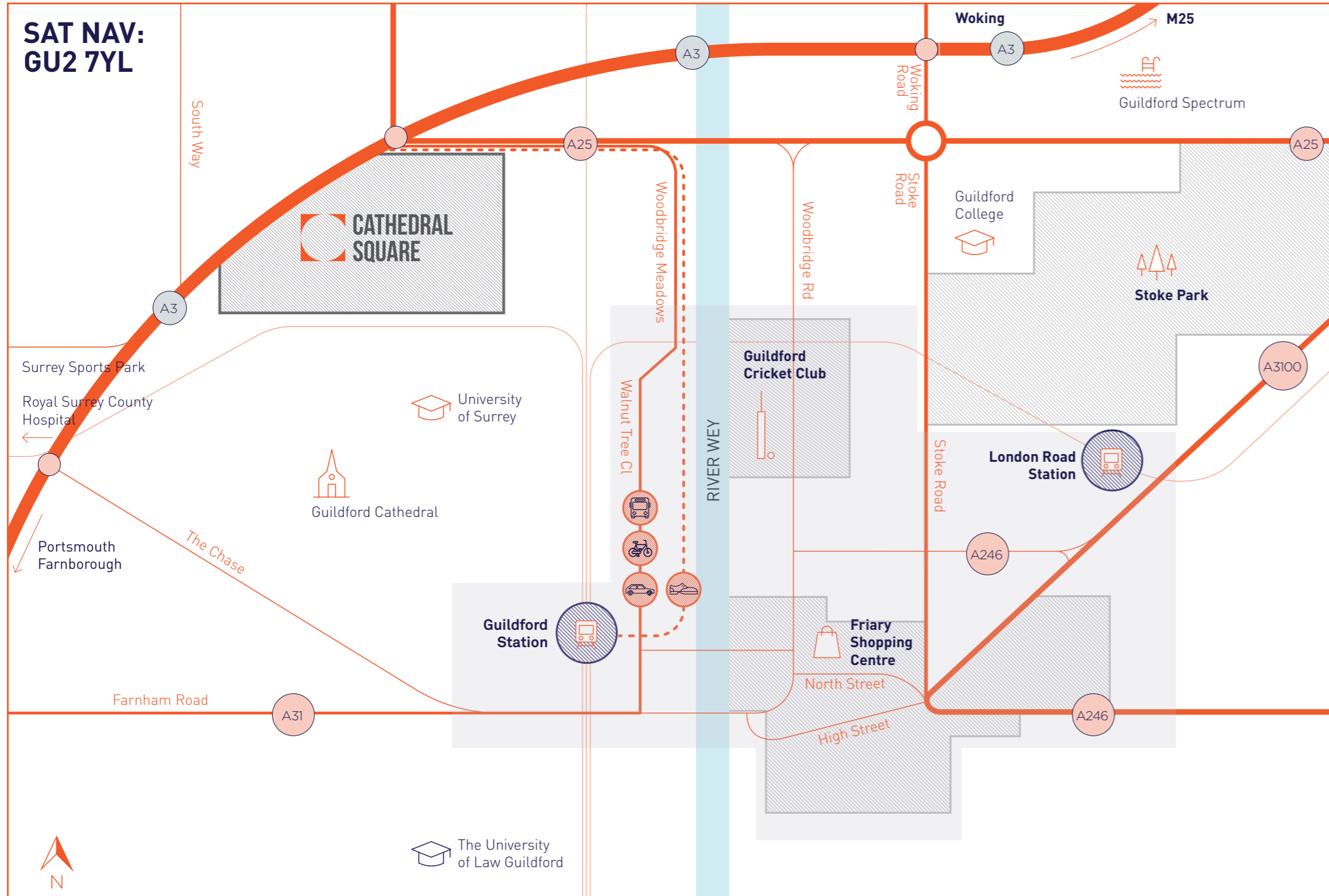
To London Waterloo
4 fast trains an hour
34-39 minutes



By Air

Heathrow Airport - 22 miles
Gatwick Airport - 34 miles
Farnborough Airport - 14 miles

With the Cathedral Square Bike Share system it makes it even easier for you to get around Guildford.



ACCESS ALL AREAS

30 MILES
SOUTHWEST OF CENTRAL LONDON

9 MILES
FROM JUNCTION 10 OF THE M25

37 MINS
FROM LONDON WATERLOO



Cathedral Square offers unbeatable access to the A3, providing direct routes north towards London and south to Portsmouth, as well as excellent further links to the national motorway network. Both Heathrow and Gatwick airports are easily accessible.

Guildford mainline railway station provides an excellent service to London Waterloo with four fast trains an hour.

Cathedral Square has a shuttle bus service which links to Guildford Station and town centre, perfect for shopping, leisure or lunch trips as well as commuter travel.

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A DEVELOPMENT BY



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