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Part 2nd Floor, 1000 & 2000 Cathedral  
Square, Guildford GU2 7YL

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Fully fitted office suite with 11 car  
parking spaces

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**TO LET**

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**3,444 Sq Ft (320 Sq M)**

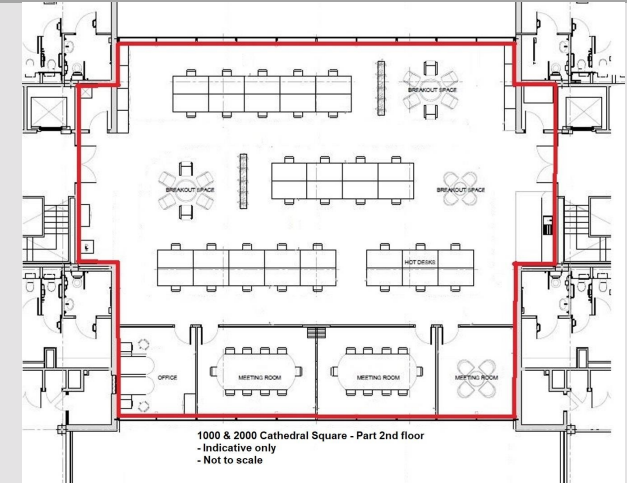
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# Part 2nd Floor, 1000 & 2000 Cathedral Square, Cathedral Hill, Guildford GU2 7YL

## DESCRIPTION

A prominent, landmark office campus of 115,000 sq ft which benefits from a fabulous double height reception and business lounge with a stunning cafe facility, impressive entrance and hard & soft landscaping. There are 20 electric bikes for use by the tenants and runs a shuttle bus service to the train station & town centre. The available suite comprises a full fitted part 2nd floor suite totalling 3,444 sq ft with use of 11 car parking spaces.

- ✓ Fully fitted suite in HQ environment
- ✓ Out of town with shuttle bus & close to A3
- ✓ Impressive sense of arrival & business lounge
- ✓ Grade A offices with onsite cafe
- ✓ Fitted space - 2 meeting rooms, an office & kitchenette
- ✓ Showers & changing rooms in basement
- ✓ Onsite building management & 24/7 security



## ACCOMMODATION

Net Internal Area	sq ft	sq m
Part 2nd floor	3,444	320
<b>Total</b>	<b>3,444</b>	<b>320</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

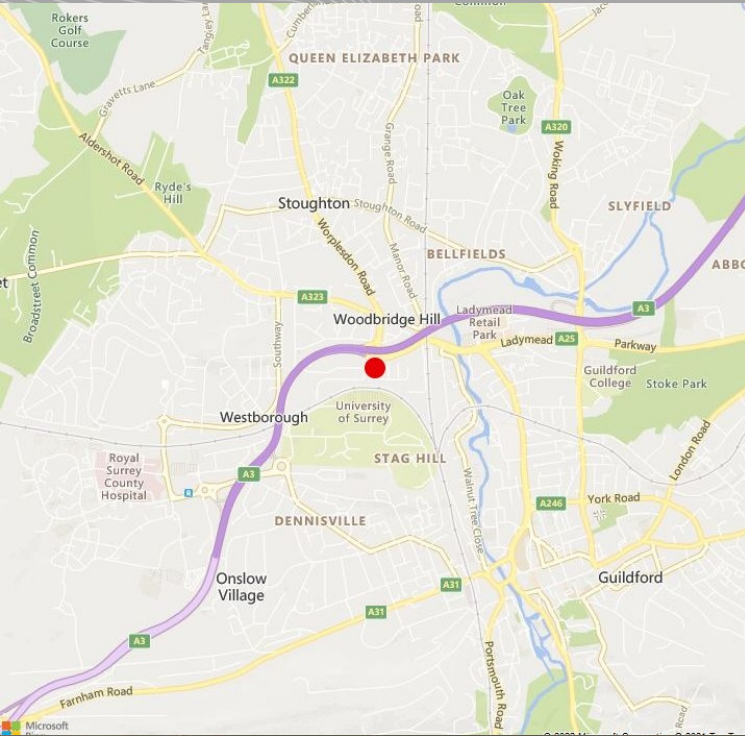
Rateable Value (2017) £75,000  
Rates Payable (2022/23) £38,656 per annum based on multiplier of 51.2p in the £

## TERMS

The suite is available on a new sublease or assignment for a term expiring no later than November 2026.

## EPC C





## LOCATION

Cathedral Square occupies a prominent position overlooking the A3 in Guildford, providing quick access north to central London or south to Portsmouth in under an hour. Gatwick & Heathrow airports are both easily accessible. A shuttle bus runs to Guildford mainline train station which provides regular direct trains to London Waterloo, Reading & Gatwick airport.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
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