

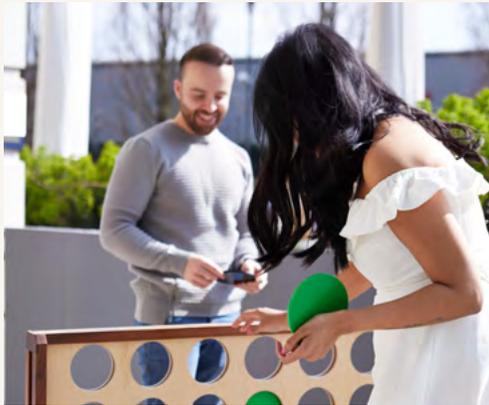
CATHEDRAL
SQUARE

Time well spent

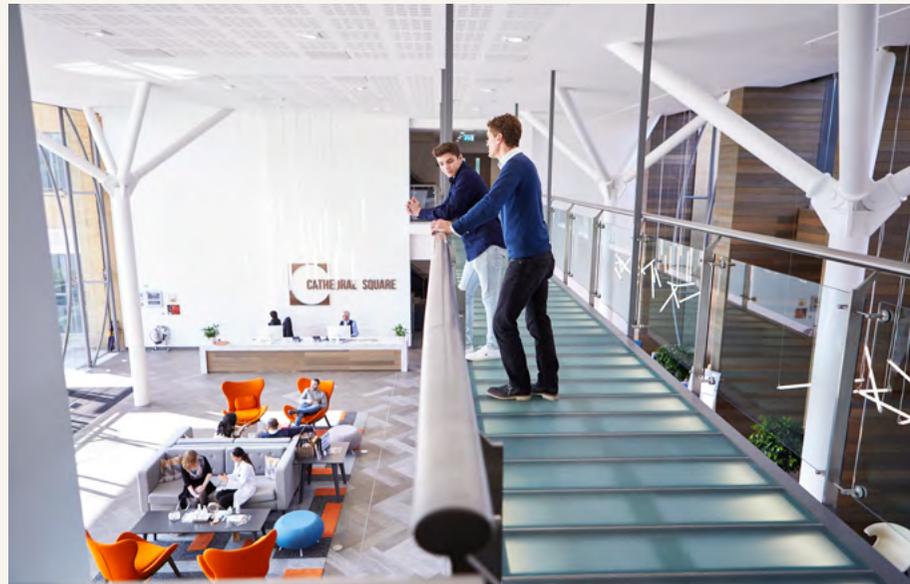


Guildford | GU2 7YL

Time is well spent at Cathedral Square



04 PULSE LIFESTYLE

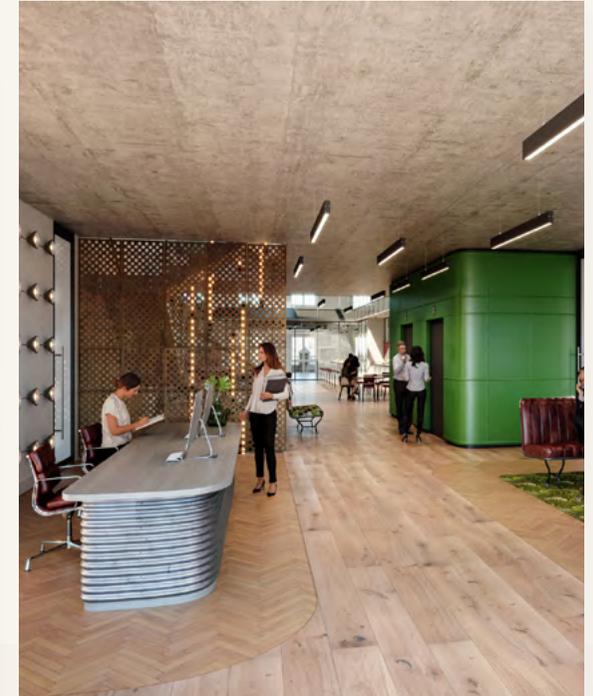


09 GUILDFORD



11 THE DETAIL

07 BUILDING 1000 & 2000



08 BUILDING 3000

A place to inspire you, where you can thrive professionally and personally in a working environment centred around your needs.

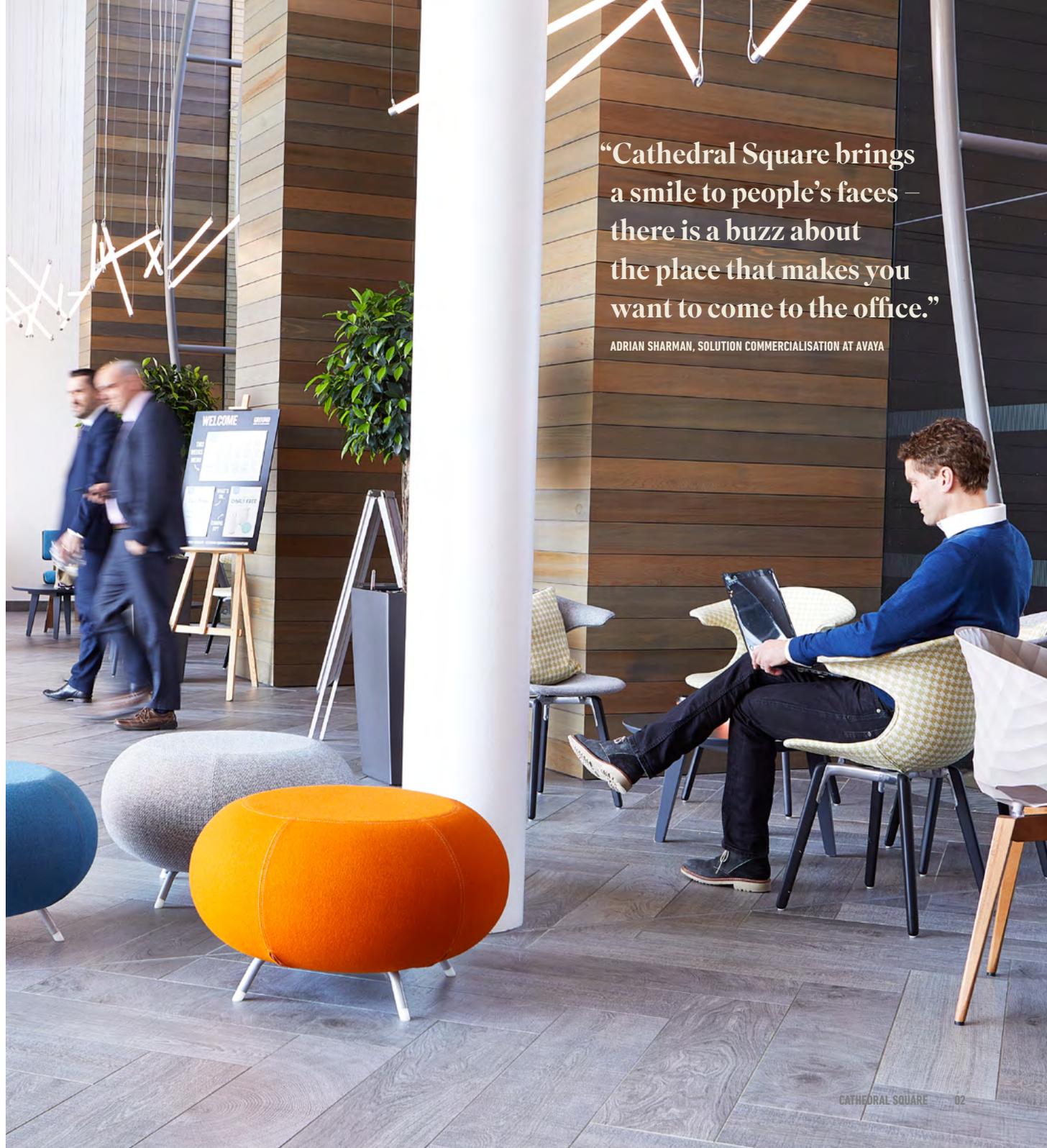


ACROSS CATHEDRAL SQUARE

Superb office space, complemented by vibrant breakout spaces, business lounge and cafe, providing a real sense of community.

Cathedral Square is designed to provide the environment for you and your team to flourish. The range of office suites available provide choices for businesses, large or small.

Our bright communal 'break-out' spaces are perfect for informal meetings or a change of scene. Enjoy a seat in the sun on our terrace, the aroma of fresh coffee and the seasonal menu in the café, or the drop-ins we host in the central atrium – from well-known retail brands to a monthly nail salon.



“Cathedral Square brings a smile to people’s faces – there is a buzz about the place that makes you want to come to the office.”

ADRIAN SHARMAN, SOLUTION COMMERCIALISATION AT AVAYA

Not just offices



A warm reception

Our bright, spacious reception area provides the ideal welcome, where our helpful team will be happy to greet you.



Collaborative spaces

Enjoy the generous meeting and communal work areas, social spaces and our outdoor terrace.



Onsite café

The social hub of Cathedral Square, offering revitalising coffee and a varied seasonal menu.



Outdoor spaces

Enjoy a breath of fresh air on our landscaped terrace, where we host activities throughout the year.



Onsite parking spaces

Secure basement car parking with CCTV coverage and direct building access, with electric charging points.



Complimentary shuttle bus

We run a regular shuttle bus to Guildford Station and the town centre, ideal for commuting, lunch...or just shopping.



Bicycle facilities

Secure storage area for a total of 83 bicycles and a dedicated maintenance station – plus, a drop-in bike clinic.



Shared electric bikes

A fleet of 20 electric-assisted bikes are available for use, perfect for trips into town.



Showers and changing rooms

Spacious, high-quality showering and changing facilities, with drying rooms and loads of lockers.



95%

of our tenants are
satisfied or very
satisfied with Pulse

Drop-in sessions with Kiels

pulse

AT CATHEDRAL SQUARE

Balance your work day

At the heart of Cathedral Square is Pulse, our lifestyle service, which offers a range of classes, services and events to add variety to your working day, every day. Our wonderful Lifestyle Manager runs Pulse throughout the year to help all our occupiers find balance in their working days, making Cathedral Square much more than just an office.

Pulse provides a range of initiatives including a sports and fitness programme, social events, 'lunch and learn' talks, drop-in sessions from well-known retail brands, deliveries, special offers, express manicures, and more. All these will help make your day at Cathedral Square efficient, varied and above all, fun.



Outdoor spaces

79% think there is a sense of culture /community at Cathedral Square beyond their own company

“There have been so many fantastic events for which the RBS staff are able to build relationships with other individuals in different sectors across the office area.”

SUSAN DUNK, CPB SERVICES AT RBS

Why wellness matters

A balanced day at work is a happy one! Our priority is to help to keep everyone on the Square happy, positive and productive. Whatever your company size, our range of wellness activities add variety to every day and make Cathedral Square a fun place to work.

We’ve designed Pulse specifically to reflect our tenants’ interests and needs. Our classes and events are aimed at encouraging mental and physical health – giving you the chance to try something new, meet new people or simply freshen up your routine.

A typical week at Cathedral Square

MONDAY

Morning yoga class



TUESDAY

Monthly food van



WEDNESDAY

Drop-in nail bar



THURSDAY

Lunchtime social



FRIDAY

Visiting speaker



OUR WORKSPACES

Our exceptional, bright and flexible offices are designed to provide the perfect environment for successful business.

**BUILDINGS****1000 & 2000**

Our large, double aspect floorplates, central atria and double height reception area provide excellent natural light throughout the property. Suites available from 3,000–30,000sq.ft.

**BUILDING****3000**

Building 3000 offers the potential for a stand-alone office solution of c.47,000sq.ft arranged around a central atrium. Smaller office solutions can potentially be provided, from suites of 3,000sq.ft up to full floors of c.14,000sq.ft. Available from Q2 2021.

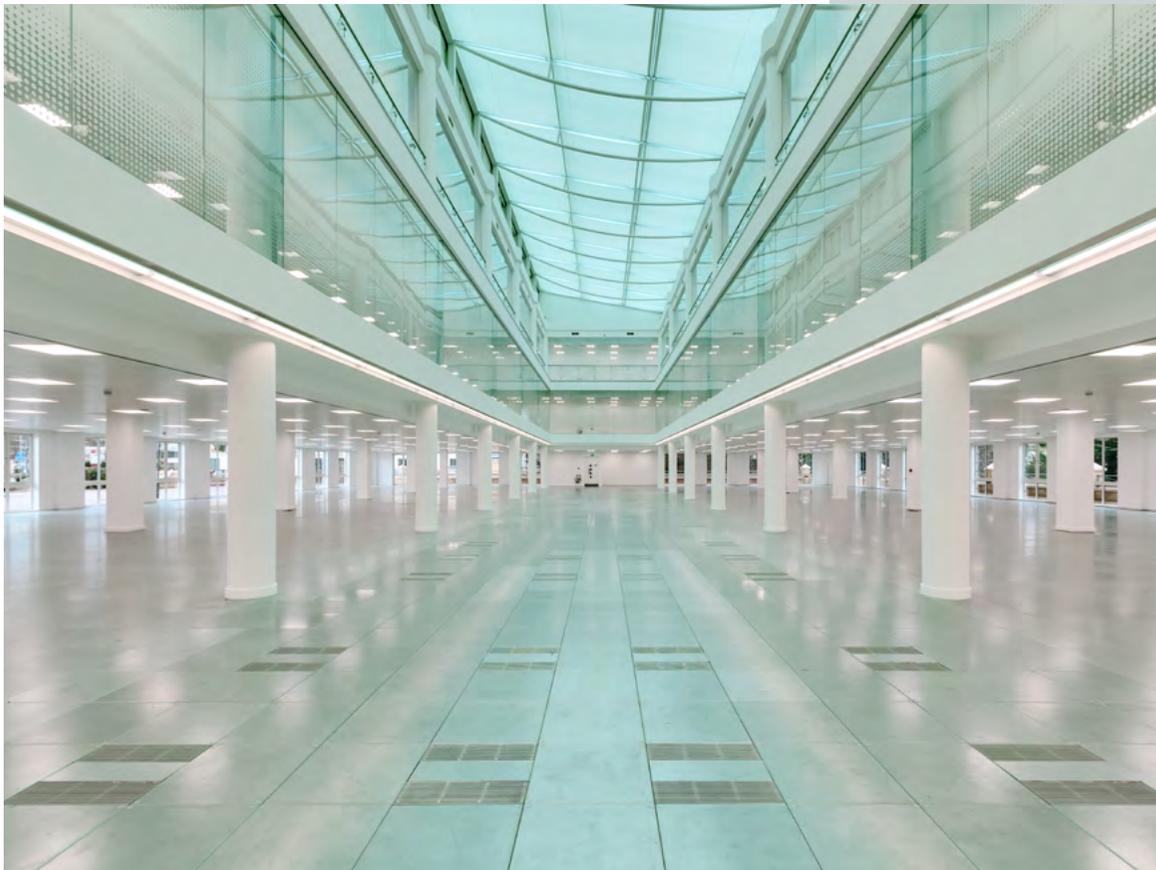
Work alongside



Work life at Cathedral Square



Onsite cafe



Ground floor of Building 2000

BUILDING

1000 & 2000

Modern, flexible offices flooded with natural light, with space from c. 3,000sq.ft to 30,000sq.ft.

Buildings 1000 & 2000 are arranged around a stunning double-height entrance foyer that is flooded with natural light.

Enjoy lunch or a coffee from the onsite café and make the most of Pulse, our unique lifestyle service, or the spacious showers and changing facilities.

BUILDING
3000

Newly refurbished,
intelligently designed
offices built to encourage
collaborative working.

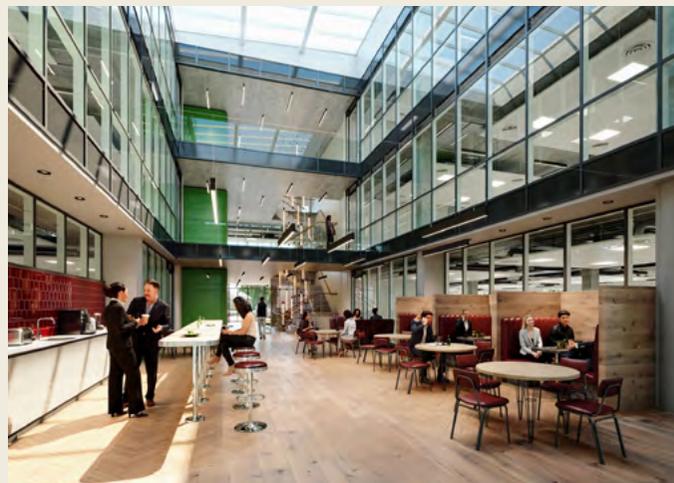
Building 3000, the next addition to Cathedral Square, will provide intelligently designed work spaces and dedicated communal areas that create opportunities for collaborative working, or simply a change of scene. The space can be divided into suites from c.3,000sq.ft, individual floors of c.14,000sq.ft, or acquired as a self-contained unit of c.47,000sq.ft.

The flexible office space will wrap around a buzzing central hub on the ground floor, and will benefit from our much-loved lifestyle service, Pulse. Plus, you can pop over to our onsite café, freshen up in the onsite changing and shower facilities and make the most of the outdoor seating and electric bicycles.

Building 3000 is projected for delivery in Q2 2021.



Reception



Atrium



Office space

At work and play in Guildford

Surrounded by an Area of Outstanding Natural Beauty and home to established and major growth industries, Guildford is a thriving and well-educated town with excellent transport links.

Guildford is a thriving town, home to many of the UK's top 12 major growth sectors. It is a top performer for gaming, professional services, scientific, creative and tech sectors. Its highly educated workforce (ranked 6th in the UK) is supported by the University of Surrey.



A mix of local and global businesses

Recreation opportunities



SHOPPING

Enjoy a host of high-street, designer and independent retailers, the monthly farmers' market and a charming cobbled high street.



THE GREAT OUTDOORS

Step out into the beautiful rolling Surrey Hills, perfect for hiking, biking or enjoying the fresh country air.



HOSPITALITY

A host of boutique and trusted hotels, restaurants and varied activities on your doorstep, perfect for entertaining clients or team trips..



EDUCATION

Guildford is proud to host the top-ranking University of Surrey, and highly-rated schools catering for everyone from 2 to 18 years.



INNOVATION

The town is a hub for many of the UK's major growth industries, including gaming, 5G, finance and healthcare.

Well connected

Enjoy excellent transport links via rail and the national motorway network.

Guildford mainline station, easily accessible with our complimentary shuttle bus, provides four fast trains an hour to London Waterloo. Quick access to the A3 takes you directly north to central London, or south to Portsmouth in under an hour. Gatwick and Heathrow airports are both easily accessible.

BY BIKE

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

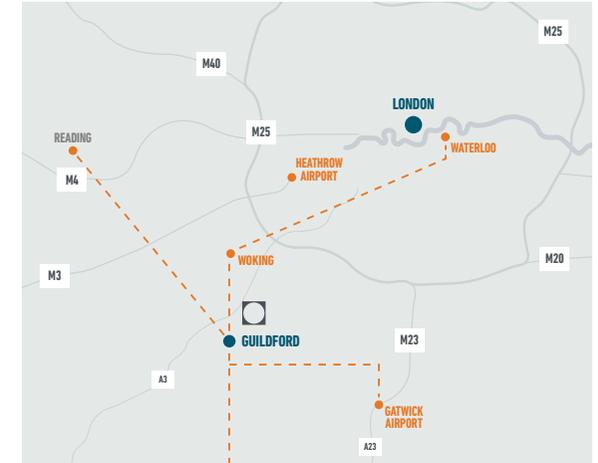
BY FOOT

The Gym Guildford	6 mins
Travelodge	8 mins
University of Surrey	15 mins

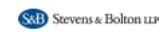
BY RAIL

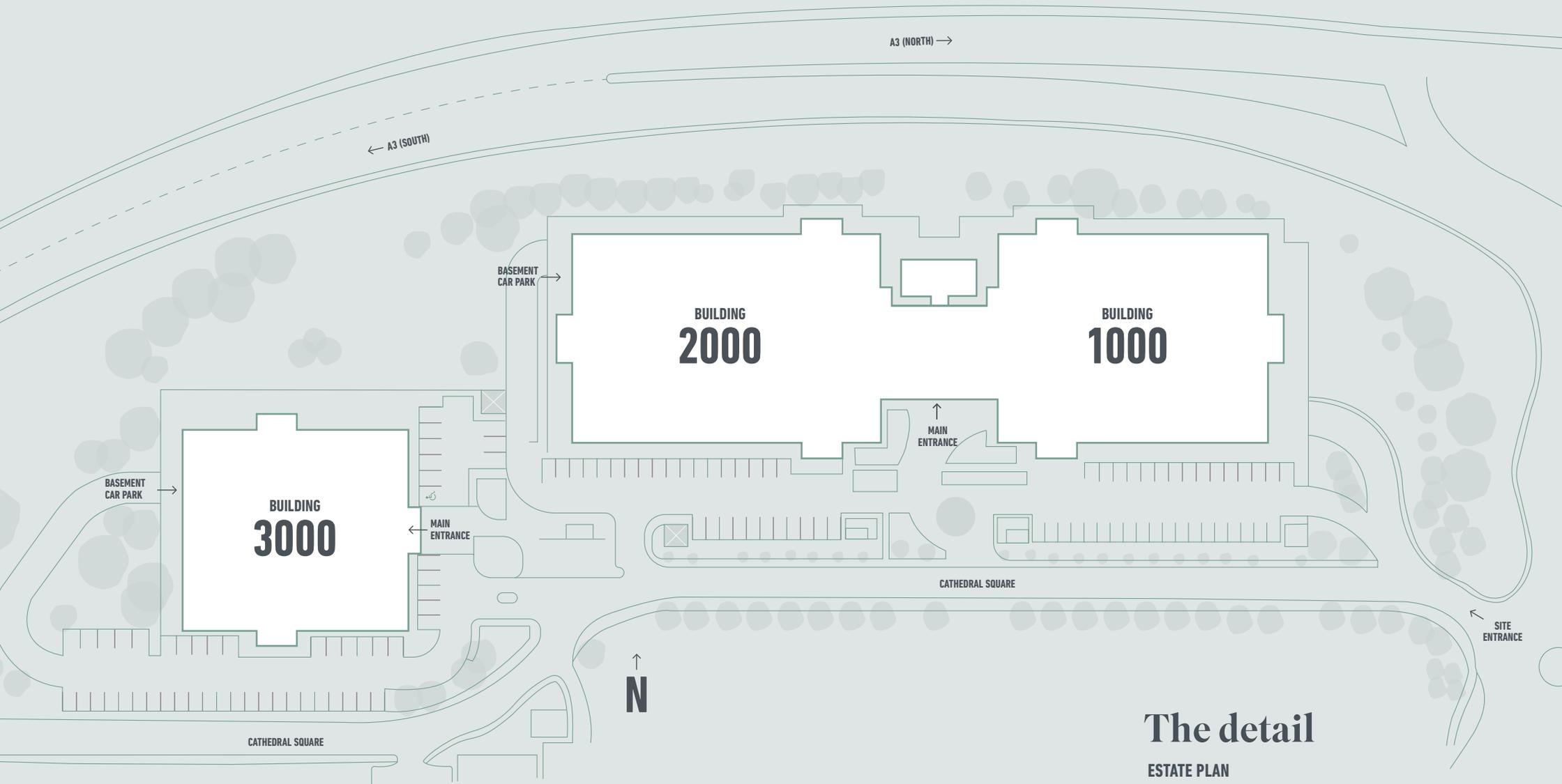
London Waterloo	32 mins
Gatwick Airport	44 mins
Brighton	87 mins

32 mins on the train from London Waterloo Station



Join a diverse business landscape and the many blue-chip companies that already benefit from being in Guildford.



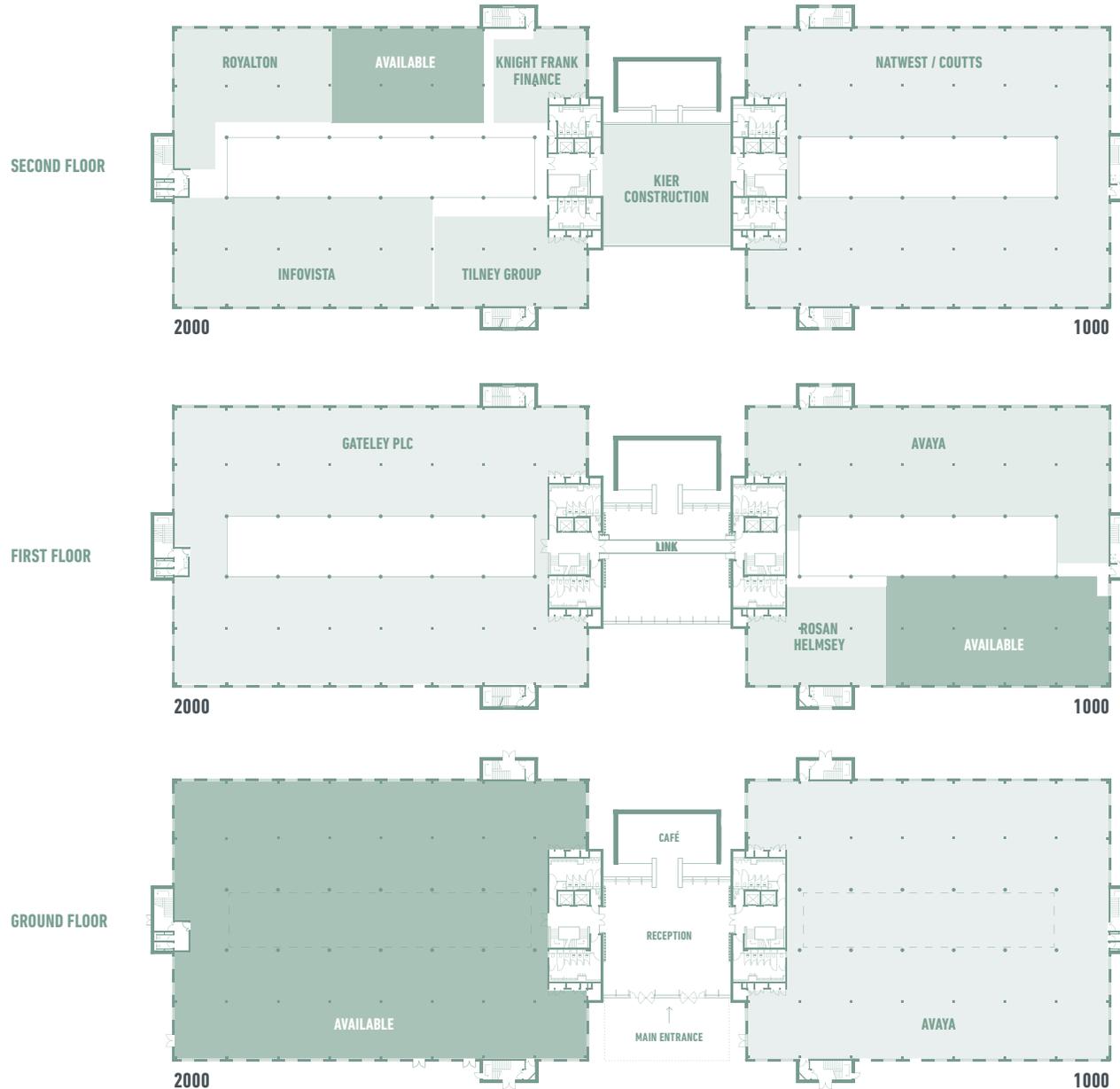


The detail

ESTATE PLAN

BUILDING 1000 & 2000

Floorplans



Building 1000	Sq.ft.	Sq.m.
SECOND FLOOR	-	-
FIRST FLOOR	5,005	465
GROUND FLOOR	-	-

Building 2000	Sq.ft.	Sq.m.
SECOND FLOOR	3,025	281
FIRST FLOOR	-	-
GROUND FLOOR	22,871	2,125

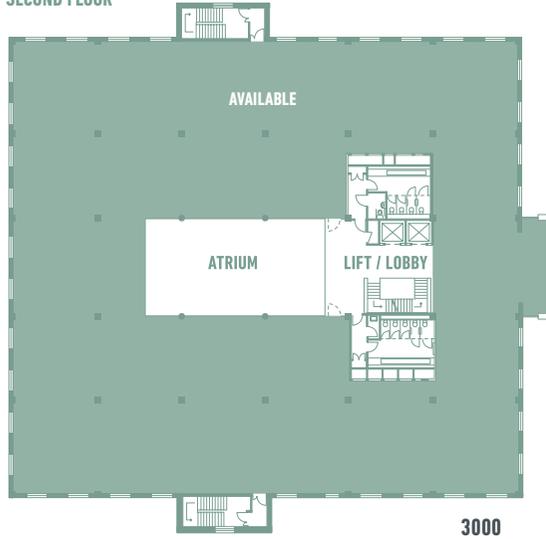
[View space plans online ↗](#)

All areas approximate. Measurements taken on an IPMS3 basis in accordance with the RICS International Property Measurement Standards (Jan 2016)

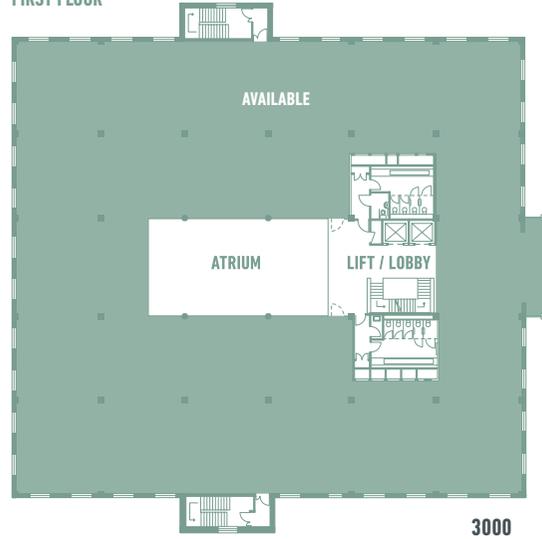
BUILDING 3000

Floorplans

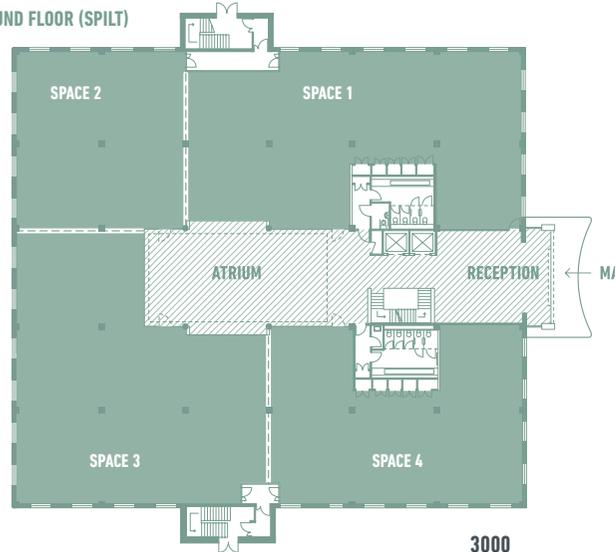
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR (SPILT)



Second floor	Sq.ft.	Sq.m.
OFFICE SPACE	14,908	1,385

First floor	Sq.ft.	Sq.m.
OFFICE SPACE	15,145	1,407

Ground floor	Sq.ft.	Sq.m.
OFFICE SPACE	14,004	1,301
ATRIUM AND RECEPTION	2,810	261

Total	Sq.ft.	Sq.m.
TOTAL SPACE	46,867	4,354

Ground floor spilt	Sq.ft.	Sq.m.
SPACE 1	4,015	373
SPACE 2	2,335	217
SPACE 3	4,360	405
SPACE 4	3,056	285

[View space plans online ↗](#)

All areas approximate. Measurements taken on an IPMS3 basis in accordance with the RICS International Property Measurement Standards (Jan 2016)

BUILDINGS

1000 & 2000 Specification

ACCOMMODATION**Occupational density**

One person per 8m² of nett lettable area for design of building services, and for WC accommodation on a basis of one person per 10m² on a 60:60 ratio.

Floor to ceiling height

All floors have a clear floor to ceiling height of 2750mm above Finished Floor Level. Structural and services zones in ceiling void includes air conditioning and lighting zones.

Sectional occupation

The building has the ability to accommodate fully independent occupation on a floor-by-floor basis with the capacity for further tenant sub-division per floor. The heating, cooling and ventilation plant serves all office floor areas. The 4-pipe fan coil units on the floors are capable of being independently controlled via the Building Management System.

Raised floor void

The raised floor has a 150mm clear space zone for the distribution of power, voice and data cabling and other tenant services.

Floor loadings

- Imposed Loads: Office floors and WC areas 5.0 kN/m².
- Raised floors, building service suspended ceiling loading: 0.55 kN/m² in addition to the above loadings.

Fire standards

In line with building regulations. Means of escape based on occupancy density of 1 person per 6m².

BREEAM rating

"Very Good".

EPC rating

C(73) for Building 1000. C(71) for Building 2000.

INTERNAL DOORS**Door frames**

Solid hardwood, painted finish.

Door types

Solid core high-pressure laminate doors, with contrasting solid hardwood edgings and framing to glazed elements. Weathered cedar facings.

Ironmongery

Stainless steel ironmongery throughout.

STAIRCASES**Main core staircases**

Concrete stair with painted steel balustrades, perforated powder coated steel infill panels and stainless steel handrails.

Escape stair cores

Concrete stair with painted steel balustrades and stainless steel handrails.

Wall and skirting finishes

Painted plaster wall surfaces with painted timber skirtings and stringers.

Ceilings and soffits

Painted plaster soffits and painted plasterboard perimeter margins.

Floor finishes

High quality plank carpet tile with visually contrasting nosings.

LIFTS**Passenger lifts**

Four fully refurbished 13-person passenger lifts, serving basement to second floor level with 2 car group collective controls operating at 1.0m/s.

External finishes

Bronze feature surrounds to all levels. Feature bronze doors to ground floor level.

Internal finishes

Illuminated ceiling, premium etch silver high-rise stainless steel back panel, stainless steel trims rails, Ceramic plank tile floor finish by Porcelanosa in herringbone pattern to match main reception floor finish.

Call system and control

Computerised control with floor read out at all floor levels.

Emergency lighting

Automatic system within lift cars.

OFFICE AREAS**Wall and skirting finishes**

Dry-lined plaster and emulsion finish with 100mm square edged painted timber skirtings.

Ceiling finishes

SAS 130 metal lay in ceiling tile system with micro perforated lift out tiles on metal alu-grid system with plasterboard margins to external walls and around cores.

Ceiling heights

2.75m from FFL in all office areas.

Raised access floor

Kingspan MOB PF2 PS/SPU medium-grade raised access floor. 150mm minimum clear height in void for services distribution, using 600 x 600mm fully encapsulated panels on an adjustable pedestal system.

FACILITIES**Cycle facilities**

Secure storage area for bicycles, with 60 high-quality cycle racks and a dedicated maintenance station.

Shower and changing facilities

Separate male and female shower zones, each incorporating five individual showers, accessible shower, lockers and drying room.

**AIR CONDITIONING SYSTEM
TO OFFICE AREAS****System type**

Comfort cooled and heated by 4-pipe fan coil units. Supply air to perimeter zones by perimeter linear slot diffusers.

Cooling plant

Air-cooled chilled water central plant.

Control module

For office areas perimeter zones maximum module size is generally on a 6 x 4.5 metre module. Internal zones maximum module size to suit loads and equipment selections, but generally maximum 70m².

DESIGN TEMPERATURES**Externals**

- Summer: 30 degrees centigrade db and 30% RH.
- Winter: -3 degrees centigrade db and 100% RH.

Internal design temperature for office areas

- Summer: 23 degrees +/- 2 degrees.
- Winter: 21 degrees +/- 2 degrees.
- No humidity control.

Cooling loads (office areas)

- Lighting 12w/m² of lettable area.
- Equipment 25w/m² of lettable area.
- Occupancy: 1 person per 8m² lettable floor area.

Outside air maximum supply ventilation rate

10ls/s per person based on 1 person per 8m² of lettable floor area.

Noise level

NR38 at 1500mm above FFL.

Controls

A fully automatic control system is provided to control the central plant and the office fan coil units.

HEATING**Heating plant**

Central boiler plant serving office fresh air supply ventilation and heating to ancillary areas and DHW.

Design temperature

- External: -5 degrees db saturated.
- Reception and lift lobbies: 20 degrees minimum.
- Toilets / landlord areas: 20 degrees minimum.
- Stairs: N/A.

ELECTRICAL SYSTEM**Design loads**

40W/m² small power provision on office floors for Cat B fit-out. Lighting and small power as installed at Cat A.

Power circuit location

Two vertical rising bus-bars per block (4 in total) with metered tap-offs to split load boards in each wing, to allow split tenancies per floor.

Wiring and flexibility

Cores fully refurbished and wired. Cat A lighting to all office floors. Raised access floors to office areas for Cat B fit-out.

Telecom and power outlets

General cleaning outlets provided to the core areas. Cleaning/maintenance floor outlets provided to the office areas. Vertical data risers provided from Basement to second floors at each service core 2 per floor (4 in total).

Distribution board locations

Two split-load three phase distribution boards per building per floor, to allow split tenancies per building per floor. Separate metering for compliance with Building Regulations part L and to CIBSE TM39. Pulse type meters integrated into the BMS system for automated billing to tenants demises.

Earthing and bonding

To BS 7671 and BS 7430.

Fire alarm & fire protection system

New fully automatic analogue addressable L2 system, with coverage to BS 5839. New smoke or heat detectors throughout.

Security systems

Access control system provided to external doors and between Building 1000 and 2000, with further provision and containment for integration of tenanted office areas into the overall building system. CCTV coverage of car park entrances and exits, and CCTV coverage of entrance points into the building.

LIGHTING**Lighting levels to all areas**

Office lighting uses high-efficiency LED lamp sources with DALI dimmable control gear. Full lighting control system provided to all areas. Offices provided with illumination to 400 lux, with dimmable control, and core areas provided with illumination to 150 lux. Microprocessor lighting control system provided to all tenant demises, with plug-in lighting control modules incorporating presence detection and hand held controllers. Lighting control system capable of being upgraded with PIR linking, set point changes, energy monitoring, intranet monitoring, internet servicing, additional switching etc. to suit Cat B fit-out.

Type of light fittings

Office areas provided with air handling 600x600mm LED modular, flush mounted luminaires, compliant to CIBSE LG7. LED luminaires throughout remaining areas.

Special lighting

Specialist luminaires used in café area, reception and to the external landscape areas.

Emergency lighting

Offices are provided with separate self-contained emergency downlighters and core areas are provided with integral emergency versions of the general lighting luminaires. Self-contained exit signage is provided throughout the building.

External lighting

Car parking areas and walkways are provided with access lighting, and new piazza space provided with specialist lighting specified by landscape designers. New illuminated signage provided at the entrance roadway into Cathedral Square.

BUILDING

3000 Specification

ACCOMMODATION

Occupancy density

One person per 8m² of nett lettable area for design of building services, and for WC accommodation on a basis of one person per 10m² on a 60:60 ratio.

Floor to ceiling height

All floors have a clear floor to ceiling height of 2750mm above Finished Floor Level. Exposed structural and services zones above hybrid suspended raft ceilings includes air conditioning, and lighting zones.

Sectional occupation

The building has the ability to accommodate fully independent occupation on a floor-by-floor basis with the capacity for further 4no. tenant sub-division per floor. The heating, cooling and ventilation plant serves all office floor areas. The VRF fan coil units on the floors are capable of being independently controlled via the Building Management System.

Raised floor void

MOB PF2 PS/SPU medium-grade raised access floor with a 150mm clear space zone for the distribution of power, voice and data cabling and other tenant services.

Floor loadings

- Imposed Loads: Office floors and WC areas 5.0 kN/m².
- Raised floors, building service suspended ceiling loading: 0.55 kN/m² in addition to the above loadings.

Fire standards

In line with Building Regulations. Means of escape based on occupancy density of 1 person per 6m².

BREEAM rating

A "Very Good" rating is being targeted.

EPC rating

Projected EPC Rating 'C'.

INTERNAL DOORS

Door frames

Solid hardwood, painted finish.

Door types

Solid core oak timber veneer faced doors, with solid oak hardwood edgings and framing to glazed elements.

Ironmongery

Stainless steel ironmongery throughout.

STAIRCASES

Main core staircases

Concrete stair with painted steel balustrades and timber handrails.

Escape stair cores

Concrete stair with painted steel balustrades and timber handrails.

Wall and skirting finishes

Painted plaster wall surfaces with painted timber skirtings and stringers.

Ceilings and soffits

Painted plaster soffits and painted plasterboard perimeter margins to minor stair cores. Exposed concrete to main core.

Floor finishes

High-quality plank carpet tile with visually contrasting nosings.

LIFTS

2no. 13 person/1000kg Kone fully refurbished lifts, serving basement to second floor inclusively with new car interiors, bespoke lift front cladding, doors, controls and signals.

FACILITIES

Reconfigured external paved and soft landscaping with 10 additional car-parking spaces.

New electric vehicle charging points at Building 3000 basement car park area.

Existing 20no. electrical cycle park and ride facility on site a short walk away in front of Buildings 1000-2000.

23no. Bike storage area - Sheffield type hoops in a secured and covered basement carpark area in Building 3000.

Bike maintenance/repair station at bike storage area in Building 3000.

5no. motor cycle parking spaces at secure basement carparking area in Building 3000.

24no. lockers in changing room and separate clothes drying room in basement core in Building 3000.

4no. showers (including one accessible wc and shower) in basement core in Building 3000.

OFFICE AREAS

New reconfigured entrance portico and main entrance access.

Transport/industrial inspired aesthetic to the interior finishes of the entrance lobby and atrium common parts.

'Technology sector' type exposed services look and feel to office areas.

MECHANICAL VENTILATION

Mechanical fresh air ventilation shall be provide for the office floor plates as follows:

- 12 litres/second/person
- 1 person/8m²

AIR CONDITIONING

Heating plant

New roof top condenser plant serving office VRF FCU fresh air supply ventilation and heating to ancillary areas and DHW.

Design temperature**Externals**

- Summer: 30 degrees centigrade db and 30% RH.
- Winter: -3 degrees centigrade db and 100% RH.

Internal design temperature for office areas

- Summer: 23 degrees +/- 2 degrees.
- Winter: 21 degrees +/- 2 degrees.
- No humidity control

Reception and lift lobbies: 20 degrees minimum.

Toilets/landlord Areas: 20 degrees minimum.

Stairs: N/A.

ELECTRICAL SYSTEM**Design loads**

40W/m sq small power provision on office floors for Cat B fit-out. Lighting and small power as installed at Cat A.

Power circuit location

Two vertical rising bus-bars per block (4 in total) with metered tap-offs to split load boards in each wing, to allow split tenancies per floor.

Wiring and flexibility

Cores fully refurbished and wired. Cat A lighting to all office floors. Raised access floors to office areas for Cat B fit-out.

Telecom and power outlets

General cleaning outlets provided to the core areas. Cleaning/maintenance floor outlets provided to the office areas. Vertical data risers provided from basement to second floors at each service core 2 per floor (4 in total).

Distribution board locations

Two split-load three phase distribution boards per building per floor, to allow split tenancies per building per floor. Separate metering for compliance with building regulations part L and to CIBSE TM39. Pulse type meters integrated into the BMS system for automated billing to tenants demises.

Earthing and bonding

To BS 7671 and BS 7430.

Fire alarm & fire protection system

New fully automatic analogue addressable L2 system, with coverage to BS 5839. New smoke or heat detectors throughout.

Security systems

Access control system provided to external doors and between Building 3000, with further provision and containment for integration of tenanted office areas into the overall building system. CCTV coverage of car park entrances and exits, and CCTV coverage of entrance points into the building.

LIGHTING**Lighting levels to all areas**

Office lighting uses high-efficiency LED lamp sources with DALI dimmable control gear. Full lighting control system provided to all areas. Offices provided with illumination to 400 lux, with dimmable control, and core areas provided with illumination to 150 lux.

Microprocessor lighting control system provided to all tenant demises, with plug in lighting control modules incorporating presence detection and hand held controllers. Lighting control system capable of being upgraded with PIR linking, set point changes, energy monitoring, intranet monitoring, internet servicing, additional switching etc. to suit Cat B fit-out.

Type of light fittings

Office areas provided with 600x600mm LED modular, and linear flush mounted and suspended luminaires, compliant to CIBSE LG7.

LED luminaires throughout remaining areas.

Special lighting

Specialist luminaires used in atrium café area, reception and to the external landscape areas.

Emergency lighting

Offices are provided with separate self-contained emergency downlighters and core areas are provided with integral emergency versions of the general lighting luminaires. Self-contained exit signage is provided throughout the building.

External lighting

Car parking areas and walkways are provided with access lighting, and new piazza space provided with specialist lighting specified by landscape designers. New illuminated signage provided at the entrance roadway into Cathedral Square.



CATHEDRAL SQUARE

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OFFICES BY



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MISREPRESENTATION ACT 1967 These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants 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. All floor areas and measurements are approximate. All space planning is indicative only and may require alterations to the building design. On-site photography taken November 2017 and March 2019. All renders are for illustrative purposes only. April 2020.