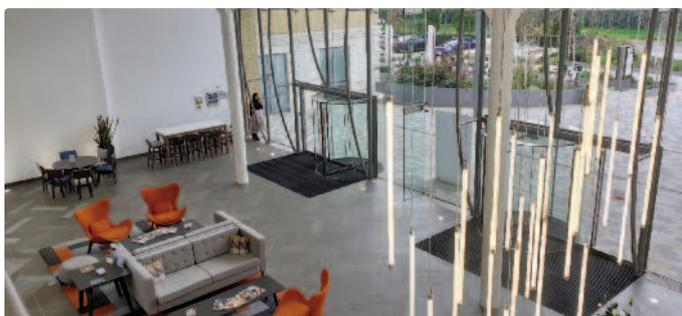


Preliminary Details

SUPERB MODERN OFFICE SUITE

5,026 sq ft (477 sq m) approx

TO LET (NEW LEASE)



**FIRST FLOOR • 2000 CATHEDRAL SQUARE • CATHEDRAL HILL
GUILDFORD SURREY • GU2 7YL**

LOCATION:

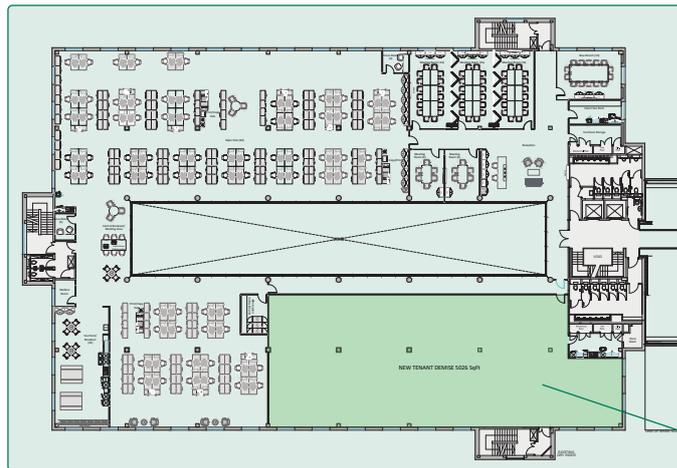
The premises form part of the Cathedral Square development a short distance from the A3 (London to Portsmouth Road) and within 1 mile of Guildford Town Centre.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

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Sublet Option

DESCRIPTION:

Cathedral Square is a contemporary office development that is home to an assortment of well-established organisations. The development also benefits from bright communal 'break-out' spaces and an extensive central reception/atrium area. Plentiful car parking is available on-site in addition to an on-site café and a regular shuttle bus to/from Guildford..

ACCOMMODATION:

The available accommodation extends to some 5,026 sq ft of open plan air-conditioned office space the benefits from raised floors and suspended ceilings .

Amenities:

- Spacious reception/atrium
- Air conditioning
- On-site showers & changing facilities
- Shuttle bus to/from Guildford
- Excellent natural light
- Modern open plan office space
- On-site café
- CCTV
- On-site car parking
- Raised floor and suspended ceiling

TERMS:

The premises are available by way of a new lease for a term to be agreed.

VAT:

VAT is to be applied to the rent.

BUSINESS RATES:

The available suite will need to be re-assessed for Business Rates purposes or it may be that a proportion of the rates incurred by our clients will be levied on a pro-rata basis.

SERVICE CHARGE:

A service charge will be levied to cover common parts expenditure, again on a pro-rata basis.

LEGAL COSTS:

Each party to bear their own costs incurred in the transaction.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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