

|| NO.2
LONDON
SQ



3,453 – 14,572 SQ FT TO LET

GUILDFORD
GU1 1UN

AVAILABILITY

Floor	Sq Ft	Sq M
Ground - Office A	3,453	320.8
Ground - Office B	3,807	353.7
First - Office A	3,503	325.4
First - Office B	3,809	353.9
Total	14,572	1,353.8

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

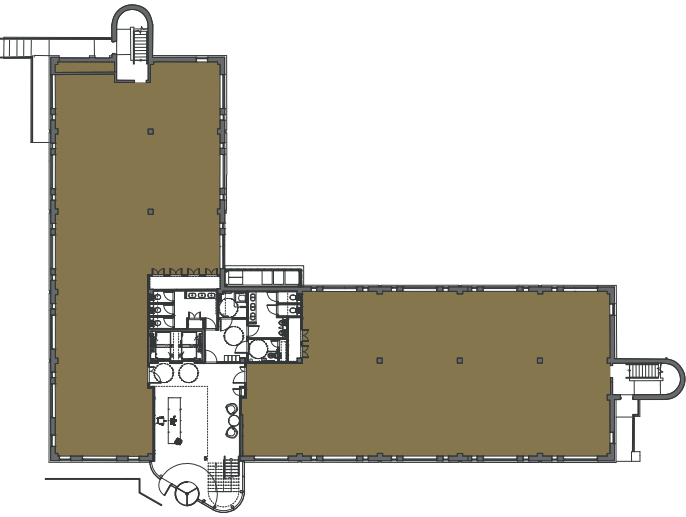
SPECIFICATION

- 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
- 27 car spaces (1: 532 sq ft)
- 20 bike racks plus lockers
- BREEAM rating of "Very Good"
- EPC B (49)
- Brompton Bikes available for exclusive use for London Square tenants



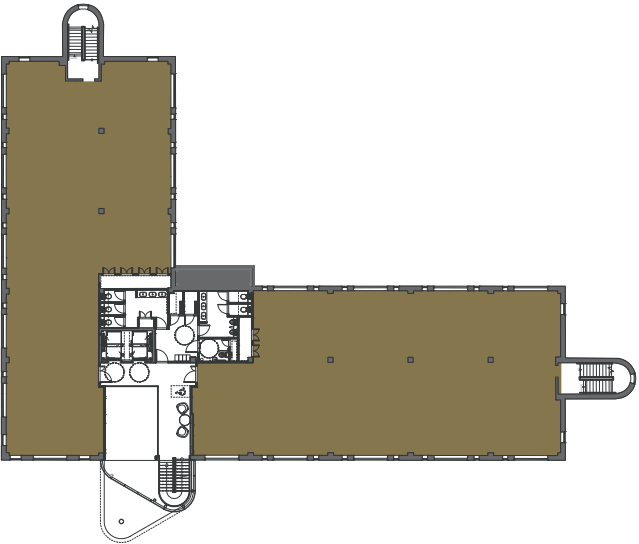
EACH FLOOR CAN WORK EFFECTIVELY OPEN PLAN OR PARTITIONED, OFFERING A FLEXIBLE ACCOMMODATION SOLUTION.

GROUND FLOOR



Plans not to scale.

FIRST FLOOR



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; Electronic Arts, Sanofi Aventis, Avaya, Philips, Allianz, BAE Systems 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.2 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.



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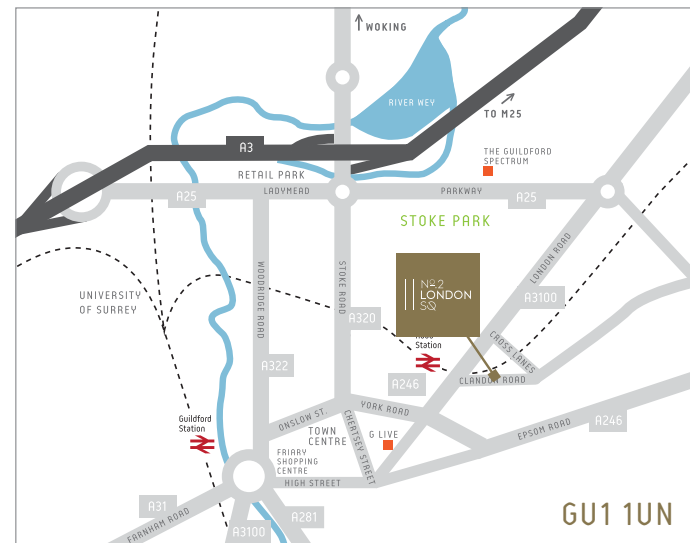
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Access to the M25 is 10 minutes away and with the recently completed Hindhead tunnel, occupiers can now easily access the town from the South coast. Rail services provide regular trains into London Waterloo, with journey times of approximately 34 – 45 minutes.