

3rd Floor - 8,302 sq ft of Fully Fitted Offices 2 London Square, Guildford, GU1 1UN



Connecting People & Property Perfectly.

Description & Location

The 3rd Floor of 2 London Square offers fully fitted, plug-and-play office space in the heart of Guildford.

The building underwent a substantial refurbishment in 2018 to include new glazed entrance, double height reception, new lifts, new MEP and new shower/toilet facilities to each floor.

London Square is easily accessible by car, train or on bike/foot.

London Square is in close proximity to the motorway network, with ample car parking spaces on site. It is a short three-minute walk from London Road Station, or a 15-minute walk to Guildford Station, with direct trains to Central London in under an hour.

London Square is situated opposite Stoke Park, which has an abundance of walking and running trails, a leisure centre and bootcamps clubs. London Square also sits in close proximity to Guildford High Street with an abundance of gyms, bars and restaurants.

Lease	A sublease or assignment available until January 2027. A new lease direct with the Landlord subject to separate negotiation / agreement.
Passing Rent	£31.33 per sq. ft. (exclusive of VAT)
Rates	Estimated at £14.12 per sq. ft.
Service Charge	£11.77 per sq. ft. (exclusive of VAT)



Specification & Sustainability



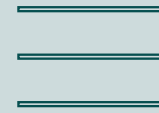
Fully fitted,
plug-and-play



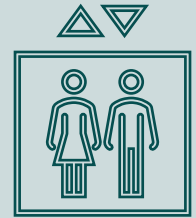
VRF Air
conditioning



Metal pan
ceiling with
LED lighting



Raised Flooring



2x Passenger
Lifts



EPC 'B' &
BREEAM 'Very
Good'



Showers &
Lockers



19 Car Parking
Spaces



Bike Storage



New male & female
WCs

Schedule of Areas (IPMS3)

Floor	Area (SQ FT)	Area (SQ M)	Status
3 rd	8,302	771.281	Available
Total	8,302	771.281	

Measured by an Independent Third Party on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.



Connectivity

By Car (minutes)



Guildford Station	6
Surrey Research Park	11
M25 Junction 10	20
London Heathrow Airport	42
London Gatwick Airport	45

By Train – Guildford Station (minutes)



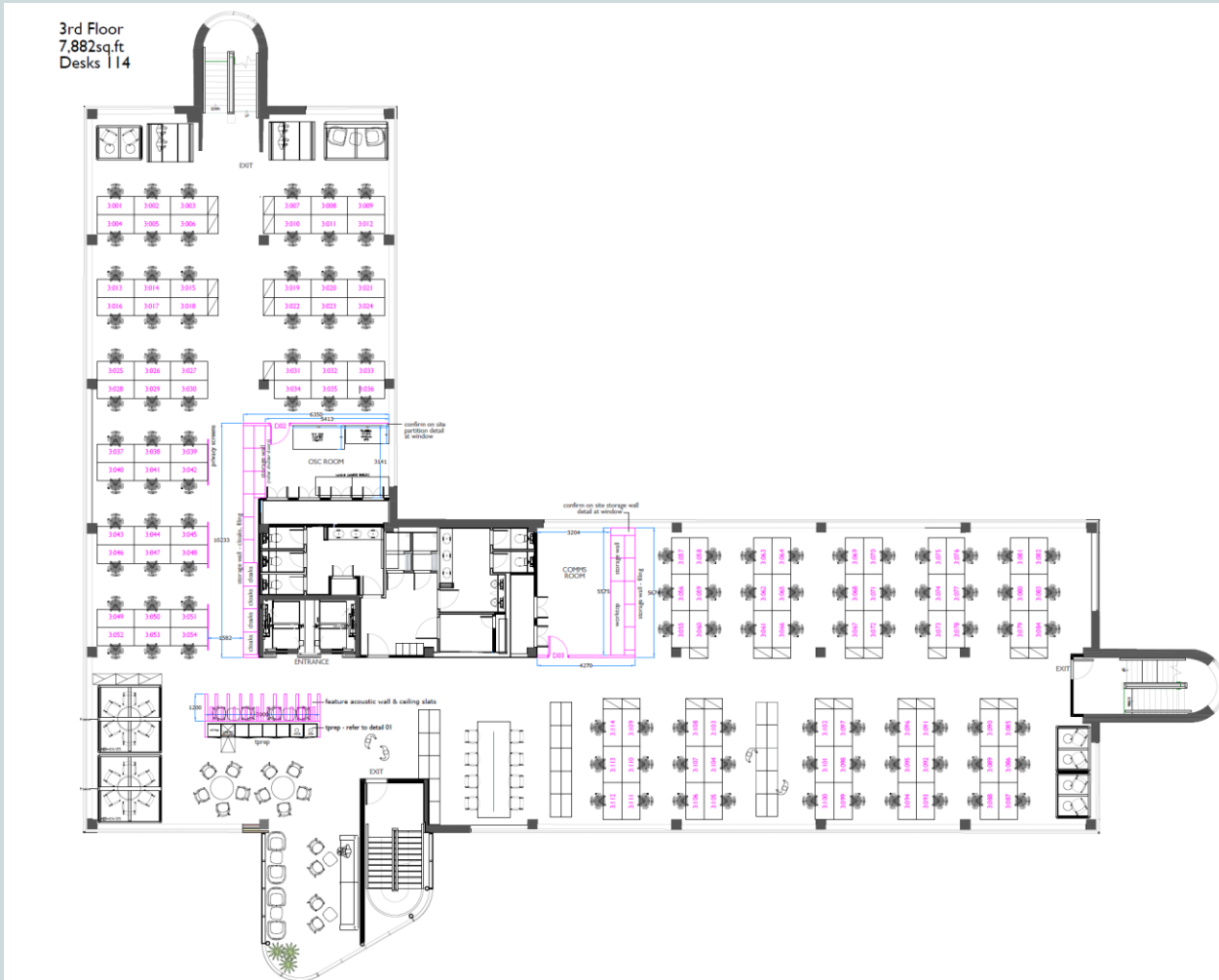
Woking	7
Waterloo	32
Clapham Junction	32
Epsom	33
Reading	37

By Train – London Road (minutes)



Effingham Junction	13
Leatherhead	21
Epsom	29
Wimbledon	40
Vauxhall	54

Third Floor Plan and Key



114 Desks



2 Meeting Rooms



1 Kitchen



6 Informal Meeting Areas

3rd Floor, 2 London Square, Guildford, GU1 1UN

2 London Square Entrance



3rd Floor, 2 London Square, Guildford, GU1 1UN

GF Reception and 3rd Floor Lift Lobby



3rd Floor, 2 London Square, Guildford, GU1 1UN

3rd Floor Office Fitout



Contacts

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