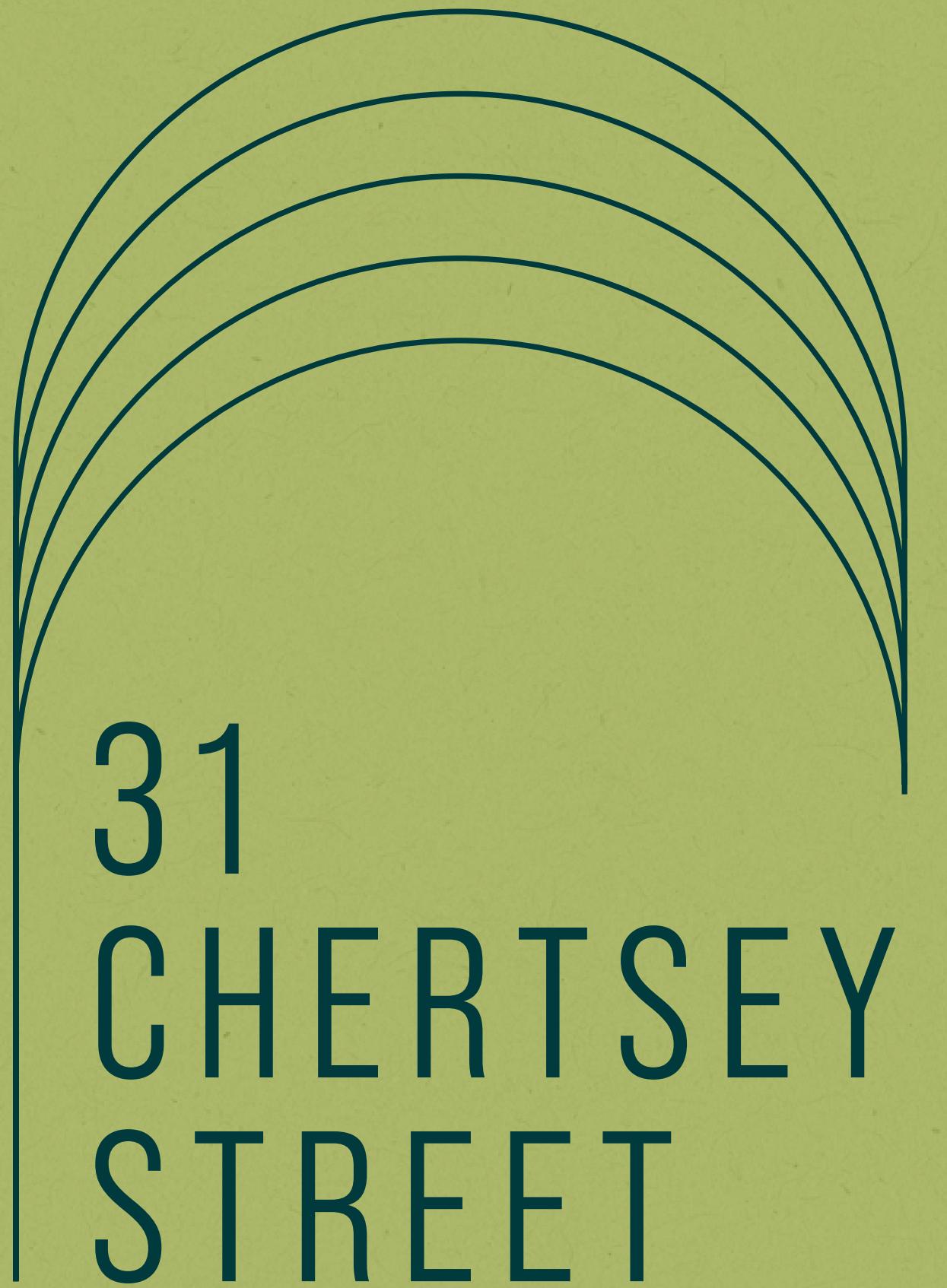


PRIME HQ OFFICES
32,405 SQ FT TO LET



31
CHERTSEY
STREET

GUILDFORD
GU1 4HD

DELIVERING MORE.

31 CHERTSEY STREET
IS BEING TRANSFORMED
TO OFFER BEST-IN-CLASS
OFFICE SPACE IN THE
HEART OF GUILDFORD



PRIME PITCH.



KEY AMENITIES

1. Waitrose	4. Harbour Hotel
2. Guildford Lido	5. G-Live
3. Guildford Spectrum	6. Yvonne Arnaud Theatre

CONVENIENTLY LOCATED,
31 CHERTSEY STREET IS ONLY
MOMENTS FROM THE HIGH
STREET AND TOWN CENTRE'S
VAST AMENITY SELECTION

ARRIVE IN STYLE.

A REIMAGINED ARRIVAL,
FEATURING A CONTEMPORARY
& WELCOMING RECEPTION

31 Chertsey Street is being comprehensively refurbished, with sustainability and occupier wellbeing to the fore.

The ground floor will feature a newly enhanced reception and brand new business lounge, leading to a landscaped communal terrace and courtyard at the rear.

The office accommodation offers bright, flexible workspace on ground, first and second floors, providing occupiers with solutions from 4,169 sq ft to the entire building, being 32,405 sq ft.

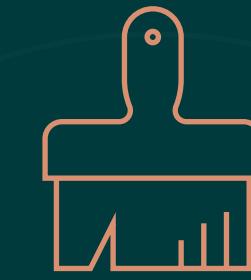


WORKSPACE TO INSPIRE.

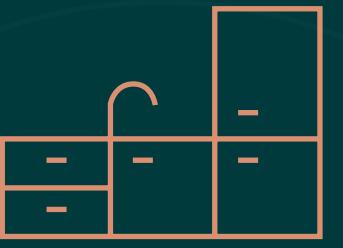


MORE FEATURES.

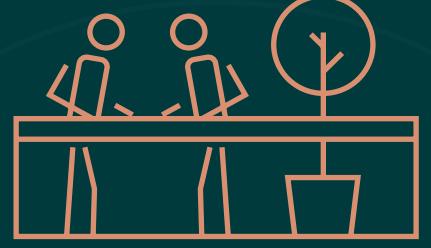
31 CHERTSEY ST WILL FEATURE UNPARALLELED END-OF-TRIP FACILITIES AND OUTSIDE SPACES ON ALL LEVELS



Comprehensive
refurbishment



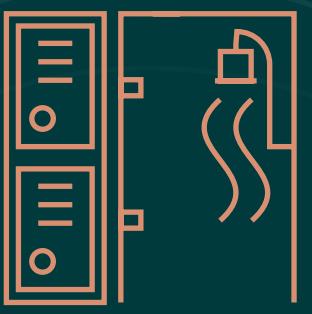
Bright flexible
office space



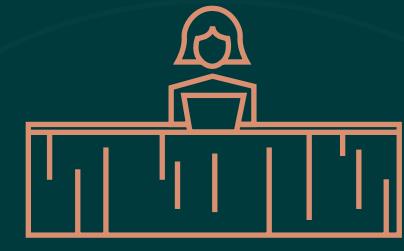
Communal terrace/courtyard
at ground level and
balconies on upper levels



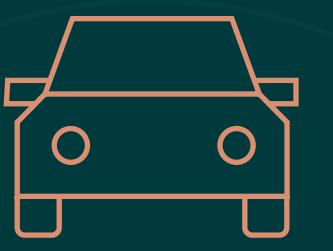
Secure storage
for 56 cycles



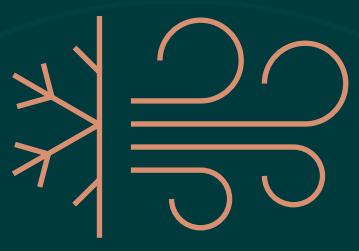
New showers and
changing facilities



Re-imagined
arrival & reception



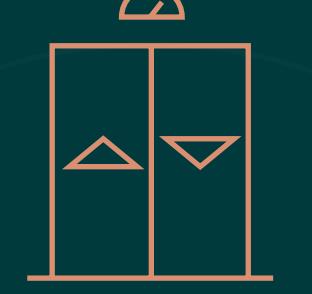
37 x basement
car parking spaces
including 10 EV chargers



New VRF air
conditioning
(exposed services)



LED
lighting

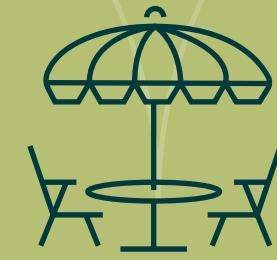


2 x
passenger lifts

MORE GREEN.

BREEAM®

BREEAM 'Outstanding'
(Targeted)



Landscaped
communal terrace

NABERS
DESIGN FOR
PERFORMANCE

NABERS 5 Star rating
(Targeted)

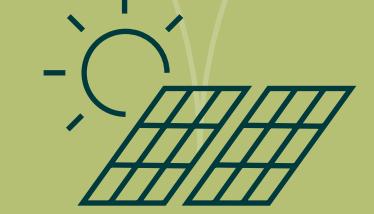


Extensive end-of-trip
facilities



SmartScore
PRE-CERTIFIED

Silver
(Targeted)

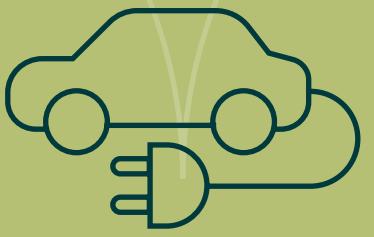


PV panels
on the roof



WiredScore
PRE-CERTIFIED

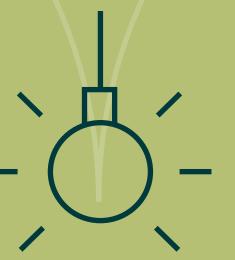
Gold
(Targeted)



10 EV charging
bays



EPC A Rating
(Targeted)



Energy efficient
LED lighting

A HIGHLY SUSTAINABLE
BUILDING ACHIEVING
30% REDUCED ENERGY
USE WITH EXCEPTIONAL
GREEN CREDENTIALS

MORE COMMUNAL SPACES.



BUSINESS LOUNGE CGI

For indicative purposes only

THE STUNNING BUSINESS LOUNGE
IS PERFECT FOR CASUAL CATCH-
UPS AND WELCOMING CLIENTS

MORE COMMUNAL SPACES.



OCCUPIERS CAN SPILL OUT FROM THE BUSINESS LOUNGE INTO THE BRIGHT, COMMUNAL COURTYARD AND TERRACE, FOR A BREATH OF FRESH AIR, INFORMAL CHAT OR SIMPLY TO RELAX

SPACE TO MAKE YOUR OWN.



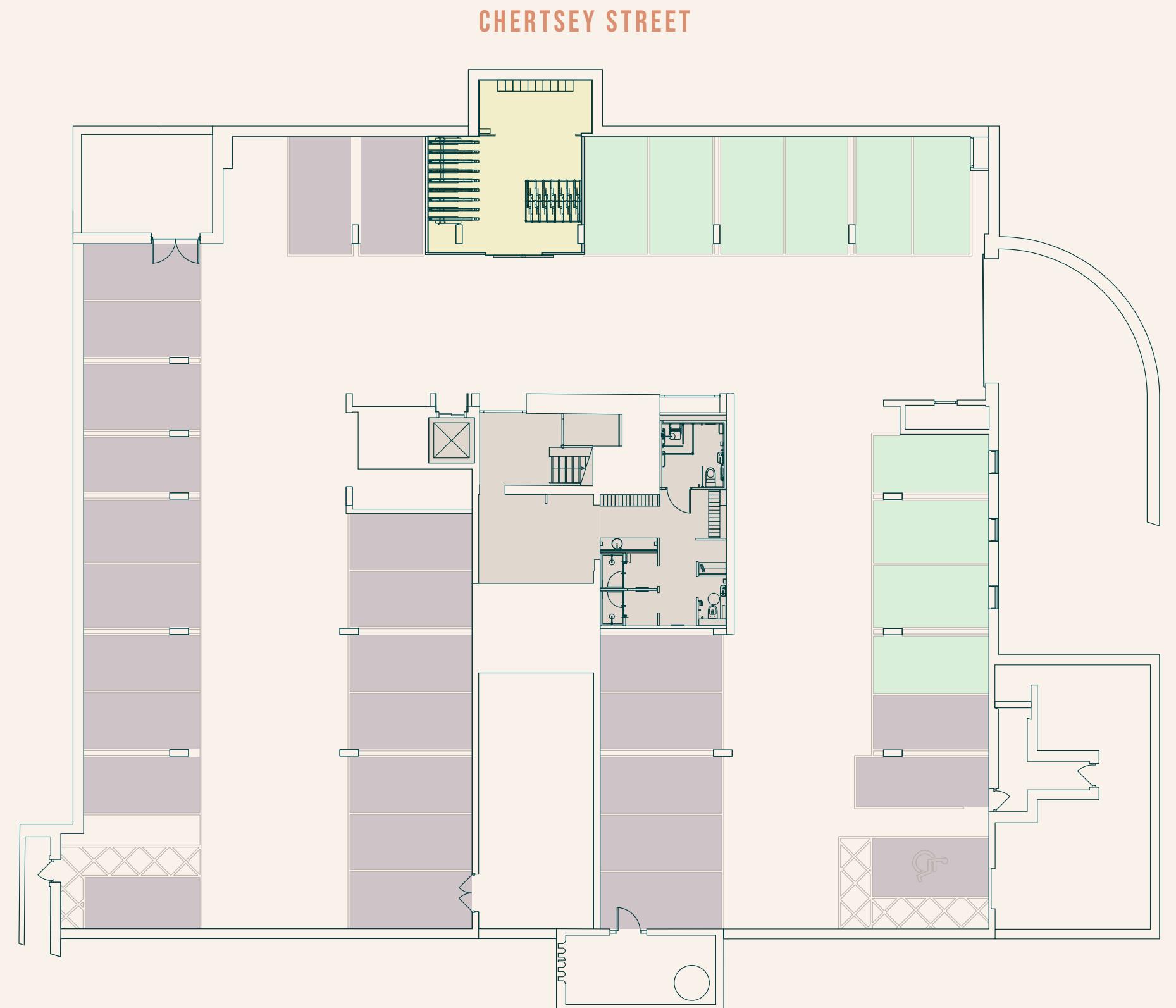
ACCOMMODATION.

OUTSTANDING BRIGHT,
OPEN PLAN OFFICE SPACE
FINISHED TO AN EXCEPTIONAL
STANDARD – WITH UPPER FLOOR
BALCONIES AND AN EXTERNAL
GROUND FLOOR TERRACE

FLOOR	USE	SQ FT	SQ M
2nd	Office	10,538	979
	Balcony	302	28
1st	Office	10,634	988
	Balcony	302	28
Ground	North	4,169	387
	South	4,339	403
	Reception	1,160	110
	Business Lounge	961	89
TOTAL (IPMS3 APPROX)		32,405	3,011

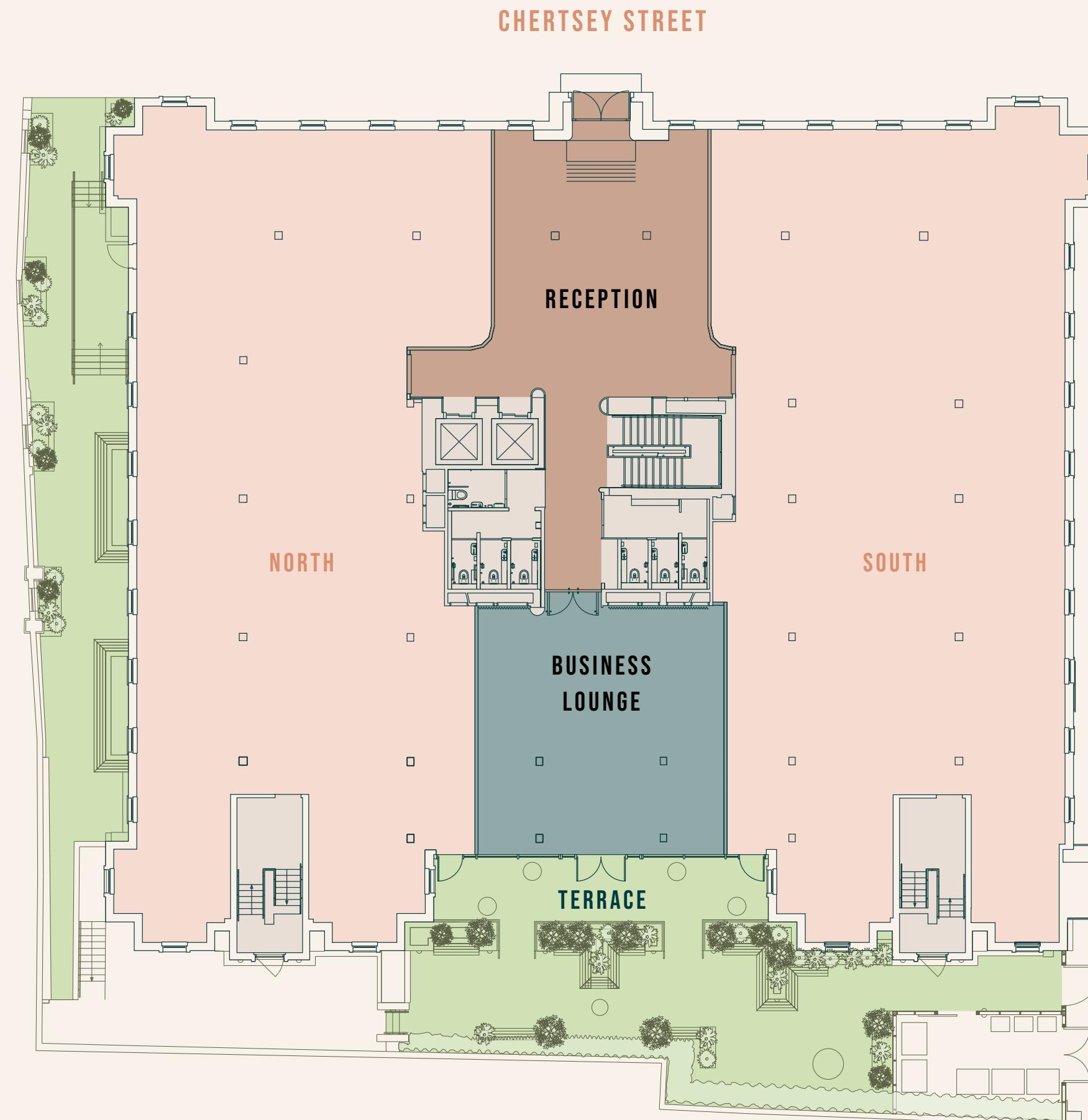
PLANS.

LOWER GROUND FLOOR



Cycle store Car parking bays
 EV charging bays Showers and changing facilities

GROUND FLOOR



Floorplans not to scale. For indicative purposes only.



NORTH: 4,169 SQ FT
SOUTH: 4,339 SQ FT

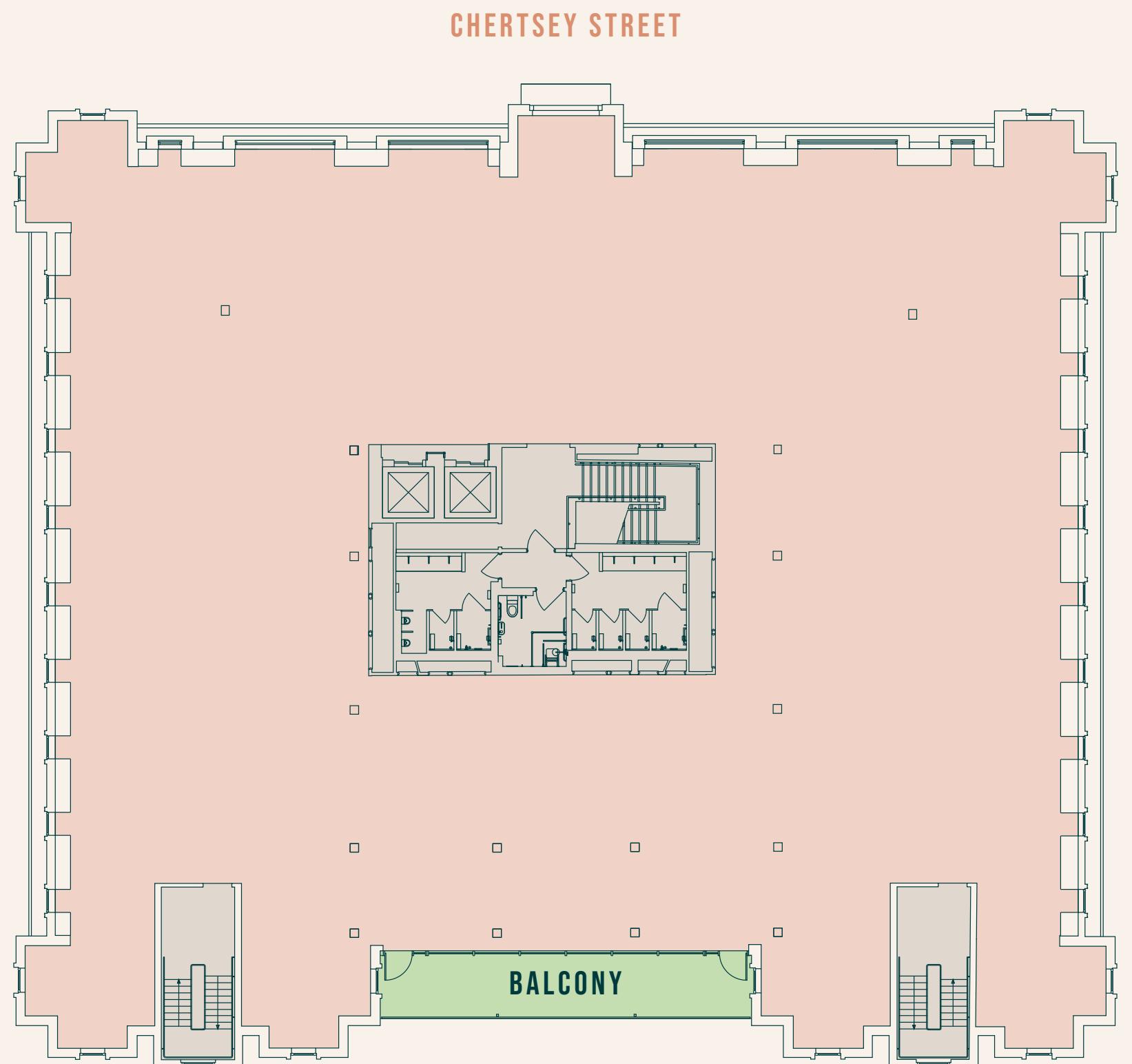
PLANS.

Floorplans not to scale. For indicative purposes only.



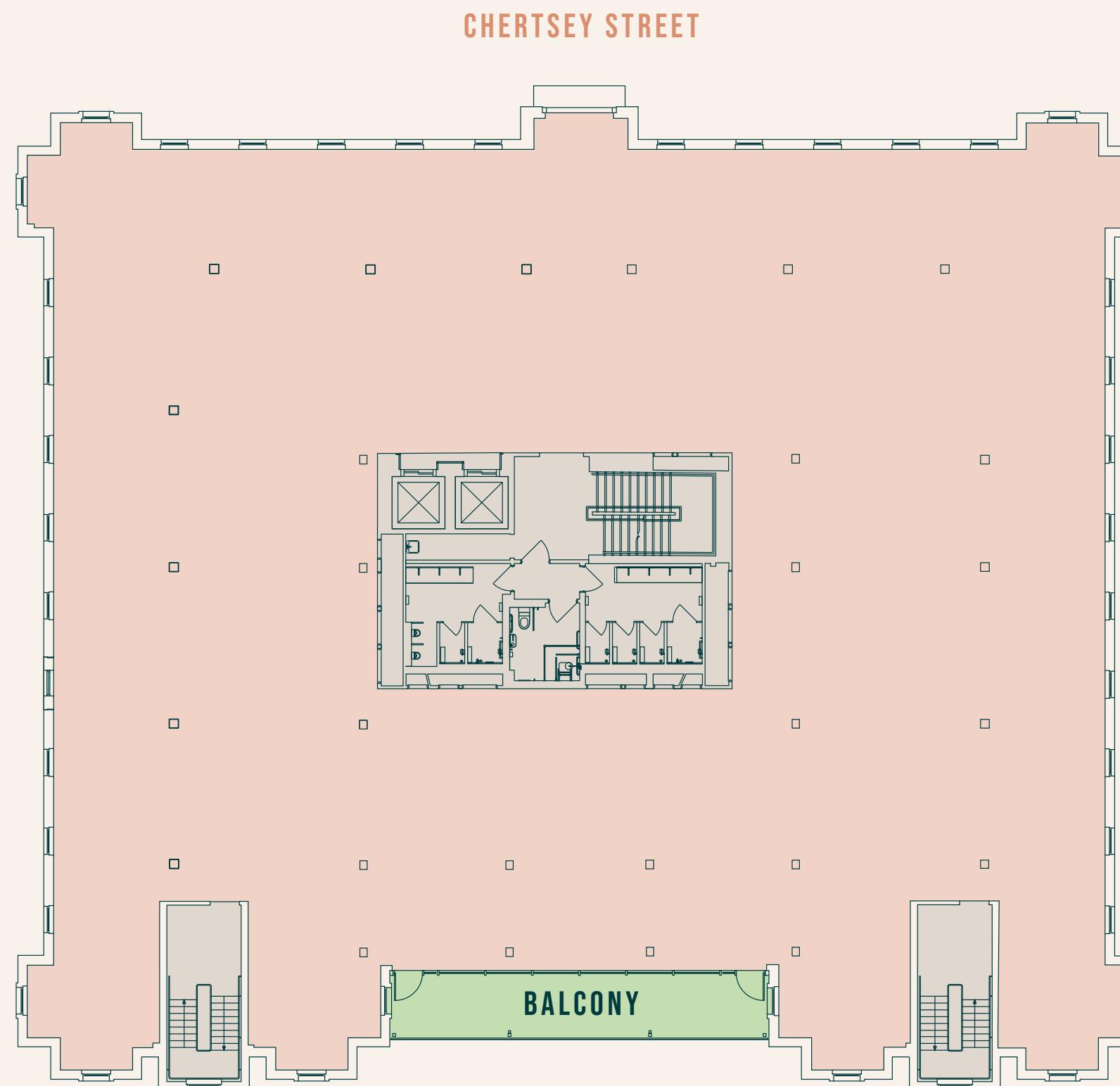
FIRST FLOOR

10,634 SQ FT
BALCONY: 302 SQ FT



SECOND FLOOR

10,538 SQ FT
BALCONY: 302 SQ FT



MORE GUILDFORD.

FROM SHOPPING DESTINATIONS
TO GUILDFORD LIDO, PLUS VIBRANT
BARS, CAFÉS, AND RESTAURANTS
— GUILDFORD HAS IT ALL



IMAGES

1. Côte
2. Guildford Lido
3. Angel Gate Courtyard
4. The Ivy Castle View
5. River Wey

31 Chertsey Street is conveniently located only moments from Guildford's bustling High Street – offering courtyard hotspots for a quick drink or bite to eat. The town also boasts renowned fine dining establishments, with The Ivy, Coppa Club, Côte and more all nearby.

MORE TO EXPLORE

BARS / CAFÉS

1. Fresco DeliKafessen
2. All Bar One
3. Three Pigeons
4. Megan's by the Castle
5. Caffè Nero
6. Growlers & Cans
7. Canopy Coffee
8. Frida's Coffee House
9. Journeys Wine & Bistro
10. The March Hare

FITNESS

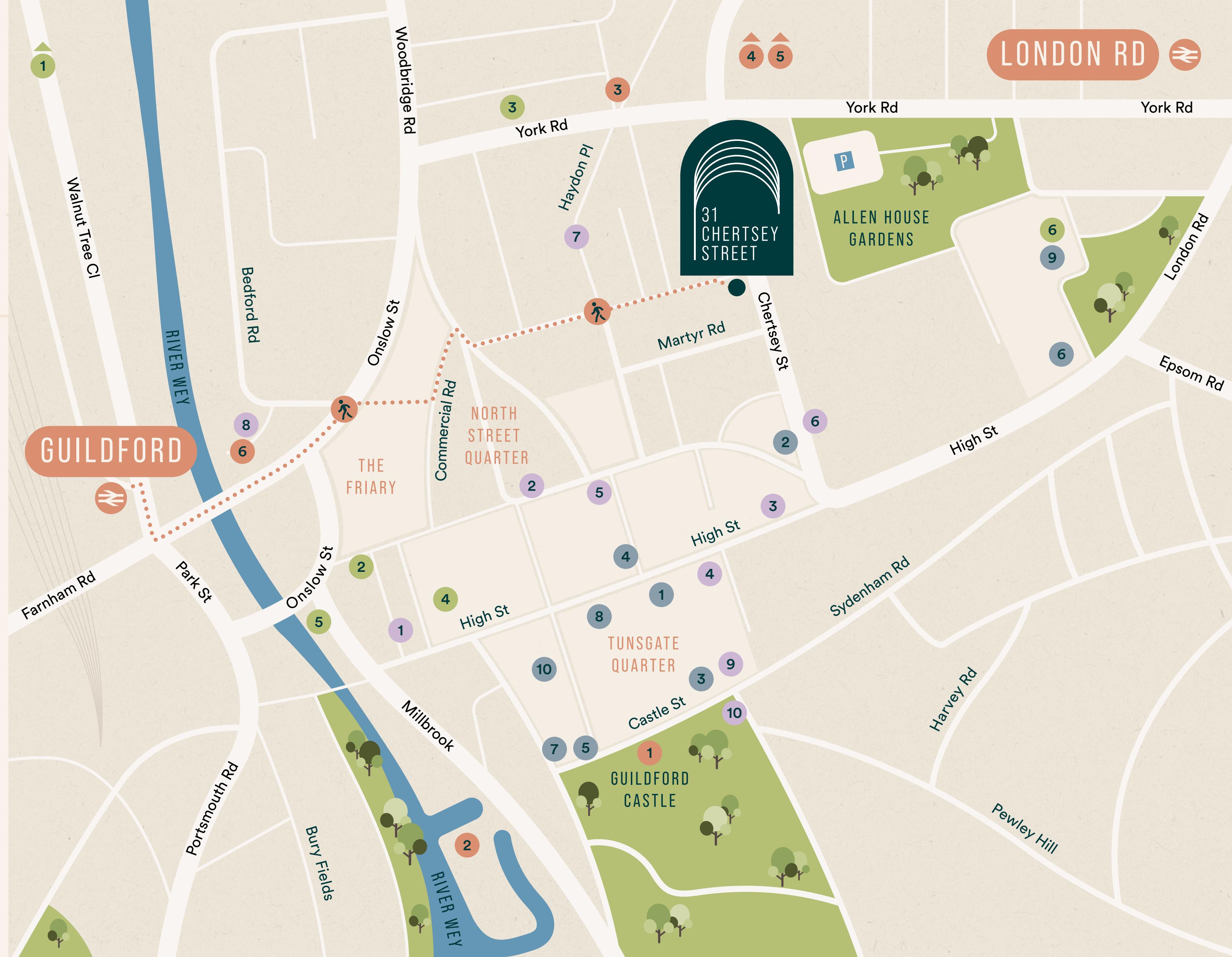
1. The Gym
2. PureGym
3. The Pilates Movement
4. Anytime Fitness
5. Crossfit Weyside
6. HarSPA & Club

RESTAURANTS

1. Positano
2. Turtle Bay
3. The Ivy Castle View
4. Bill's
5. Côte
6. The Long Bar & Grill
7. Olivo
8. Coppa Club
9. HarBAR
10. Piattini

LEISURE

1. Guildford Castle
2. Yvonne Arnaud Theatre
3. The Boilerroom
4. Stoke Park
5. Guildford Lido
6. New House Gallery



MORE BLUE CHIPS.

GUILDFORD IS HOME TO AN ARRAY OF
GLOBAL BUSINESSES FROM FINANCE
TO SOFTWARE DEVELOPMENT



LOCAL OCCUPIERS



PENNINGTONS
MANCHES
COOPER

CLYDE&Co



Infovista

WSI

IBDO



Electronic Arts



enovis™

spotler

Coutts |



Lanes
Group

S

Charles
Russell
Speechlys



MORE OUTDOORS.



LOCATION



IMAGES

1. Cycling routes
2. Golf
3. Stoke Park
4. Kayaking on the River Wey



AN ABUNDANCE OF GREEN SPACES AND RIVERSIDE AMENITIES, PERFECT FOR OUTDOOR ACTIVITIES, SCENIC WALKS, AND ENJOYING NATURE

A short stroll will bring you to Stoke Park, offering tranquil gardens and 52 hectares of wide open space to explore.

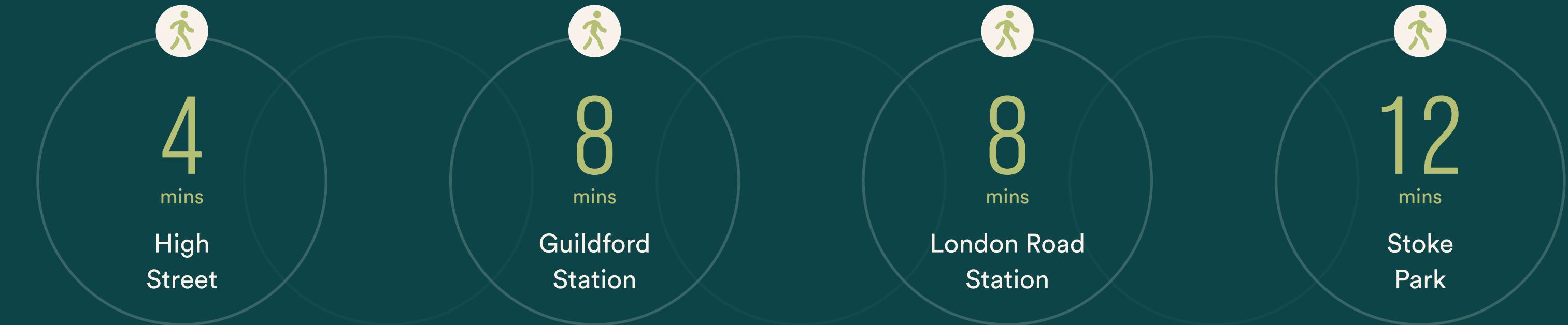
Additionally, with golf courses, kayaking clubs, as well as a plethora of woodland and waterside cycle / walking routes – Guildford offers unmatched opportunities to relax and unwind.

MORE CONNECTED.

EXCELLENT CONNECTIVITY WITH
LONDON ROAD AND GUILDFORD
STATIONS JUST A SHORT WALK AWAY



WALK



TRAIN



DRIVE



FIND OUT MORE.

VIEWINGS

Strictly through the joint
sole letting agents.

TERMS

Upon application.

Owen
Isherwood
CHARTERED SURVEYORS

PETER DA SILVA

07768 146 953

pds@owenisherwood.com

PETER BELLION

07905 419 795

pab@owenisherwood.com

WILL FOSTER

07789 878 007

will.foster@realestate.bnpparibas

JAMES LITTLE

07350 404 732

james.little@realestate.bnpparibas



**BNP PARIBAS
REAL ESTATE**

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. December 2025.

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