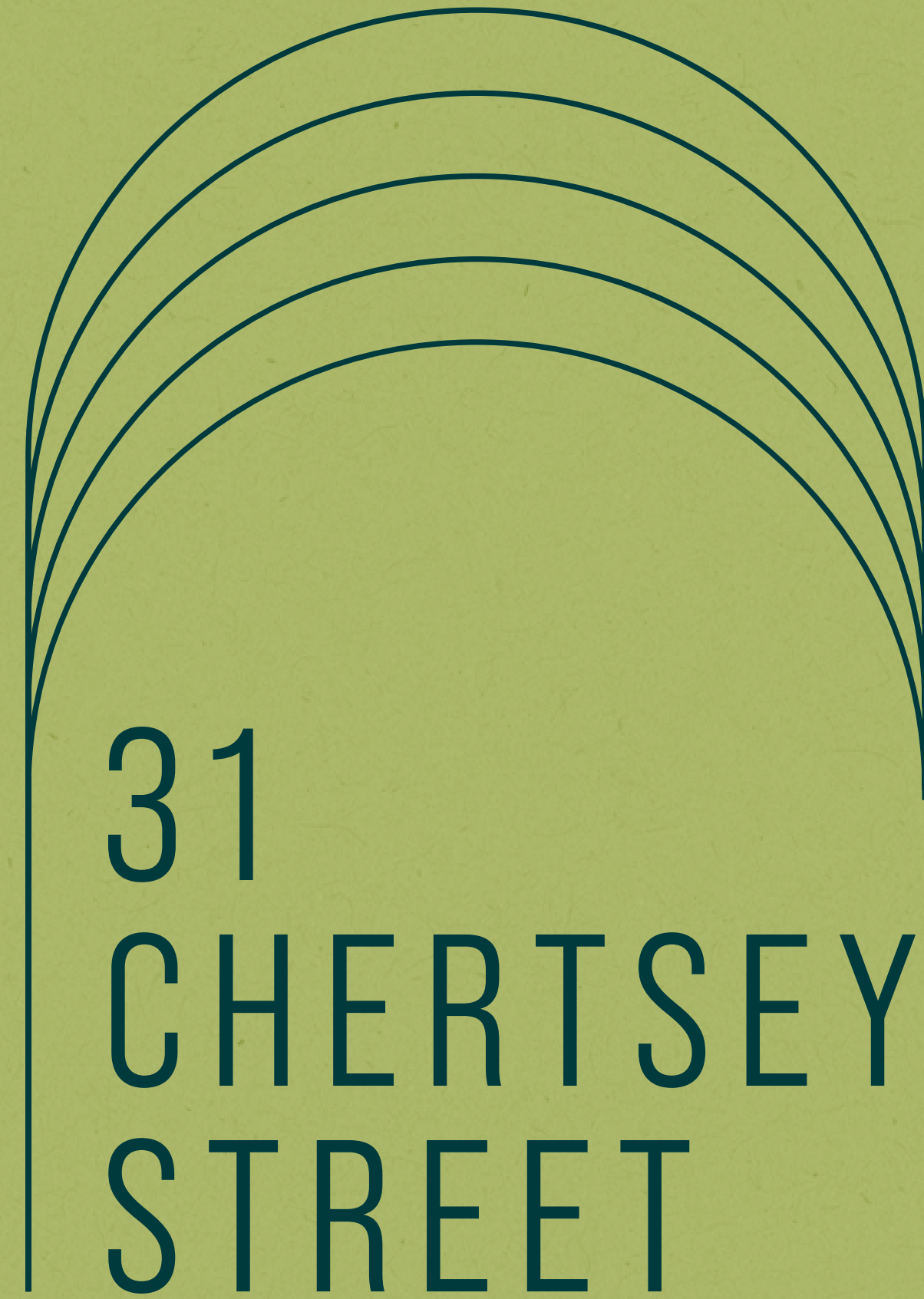


PRIME HQ OFFICES
32,405 SQ FT TO LET



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.

THE FRIARY

NORTH STREET QUARTER

TUNSGATE QUARTER

31
CHERTSEY
STREET

STOKE PARK

LONDON ROAD STATION

GUILDFORD STATION

HIGH STREET

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.

RECEPTION CGI
For indicative purposes only



WORKSPACE TO INSPIRE.

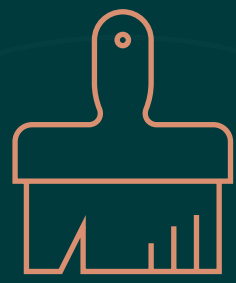
2ND FLOOR — INDICATIVE FIT-OUT CGI

For indicative purposes only



MORE FEATURES.

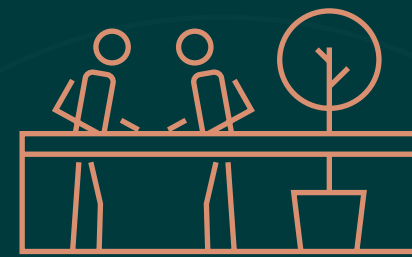
31 CHERTSEY ST WILL
FEATURE UNPARALLELED
END-OF-TRIP FACILITIES
AND OUTSIDE SPACES
ON ALL LEVELS



Comprehensive
refurbishment



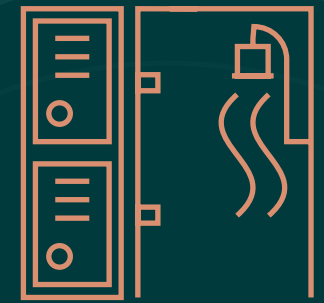
Bright flexible
office space



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



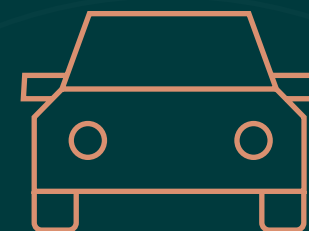
Secure storage
for 56 cycles



New showers and
changing facilities



Re-imagined
arrival & reception



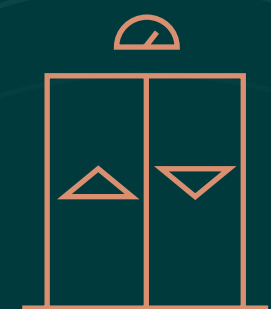
37 x basement
car parking spaces
including 10 EV chargers



New VRF air
conditioning
(exposed services)



LED
lighting



2 x
passenger lifts

MORE GREEN.

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



BREEAM®

BREEAM 'Outstanding'
(Targeted)



NABERS
DESIGN FOR
PERFORMANCE

NABERS 5 Star rating
(Targeted)



SmartScore
PRE-CERTIFIED

Silver
(Targeted)

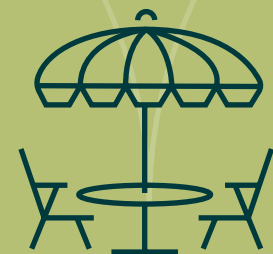


WiredScore
PRE-CERTIFIED

Gold
(Targeted)



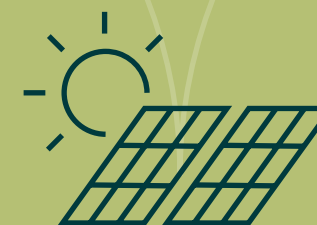
EPC A Rating
(Targeted)



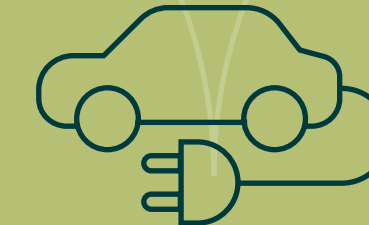
Landscaped
communal terrace



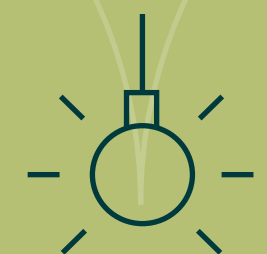
Extensive end-of-trip
facilities



PV panels
on the roof



10 EV charging
bays



Energy efficient
LED lighting



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.

TERRACE CGI

For indicative purposes only

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.

CAT A 1ST FLOOR CGI
For indicative purposes only

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	Office	4,169	387
	South	Office	4,339	403
		Reception	1,160	110
		Business Lounge	961	89
TOTAL (IPMS3 APPROX)			32,405	3,011

PLANS.

Floorplans not to scale. For indicative purposes only.

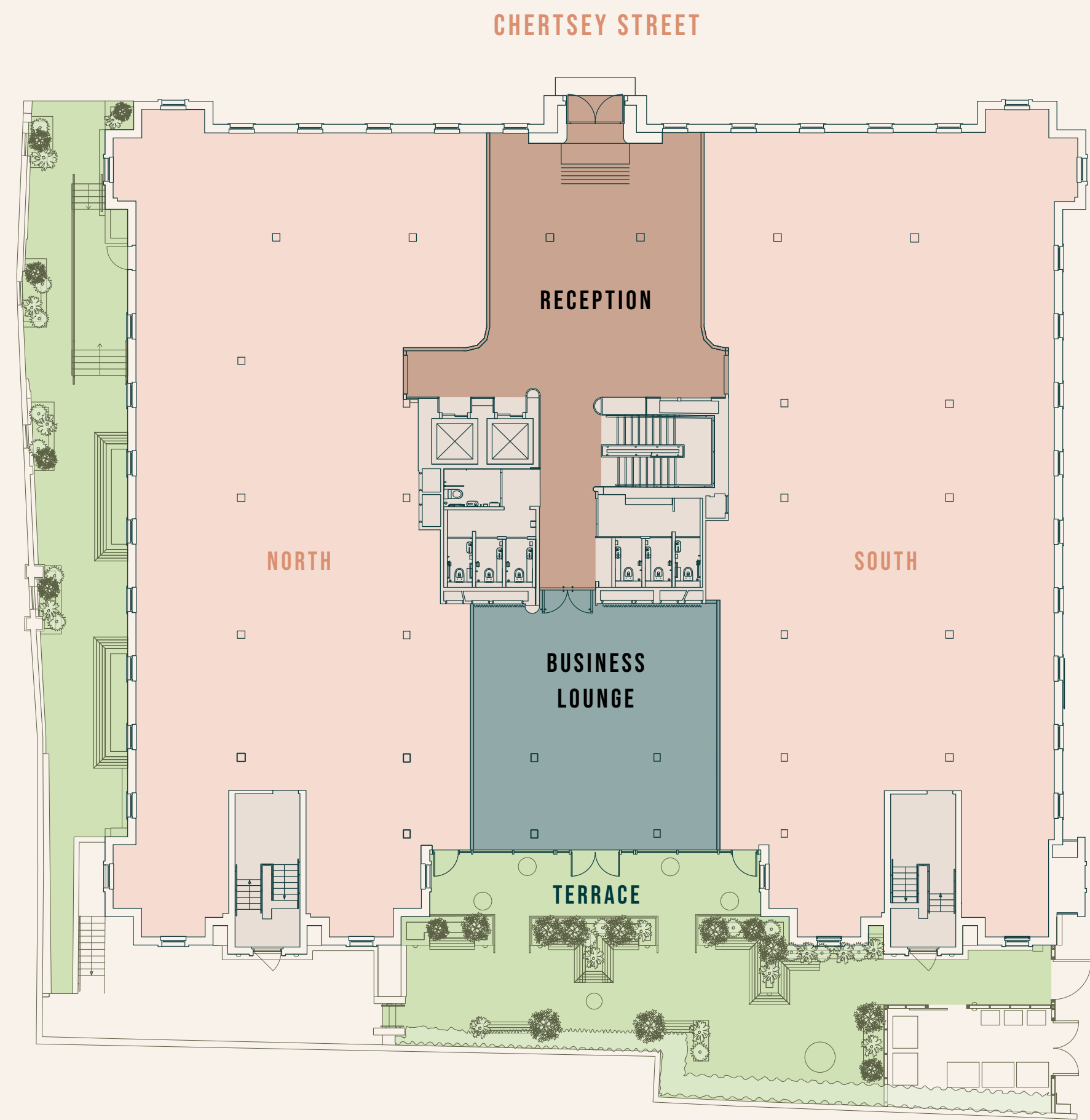
LOWER GROUND FLOOR



ACCOMMODATION

GROUND FLOOR

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

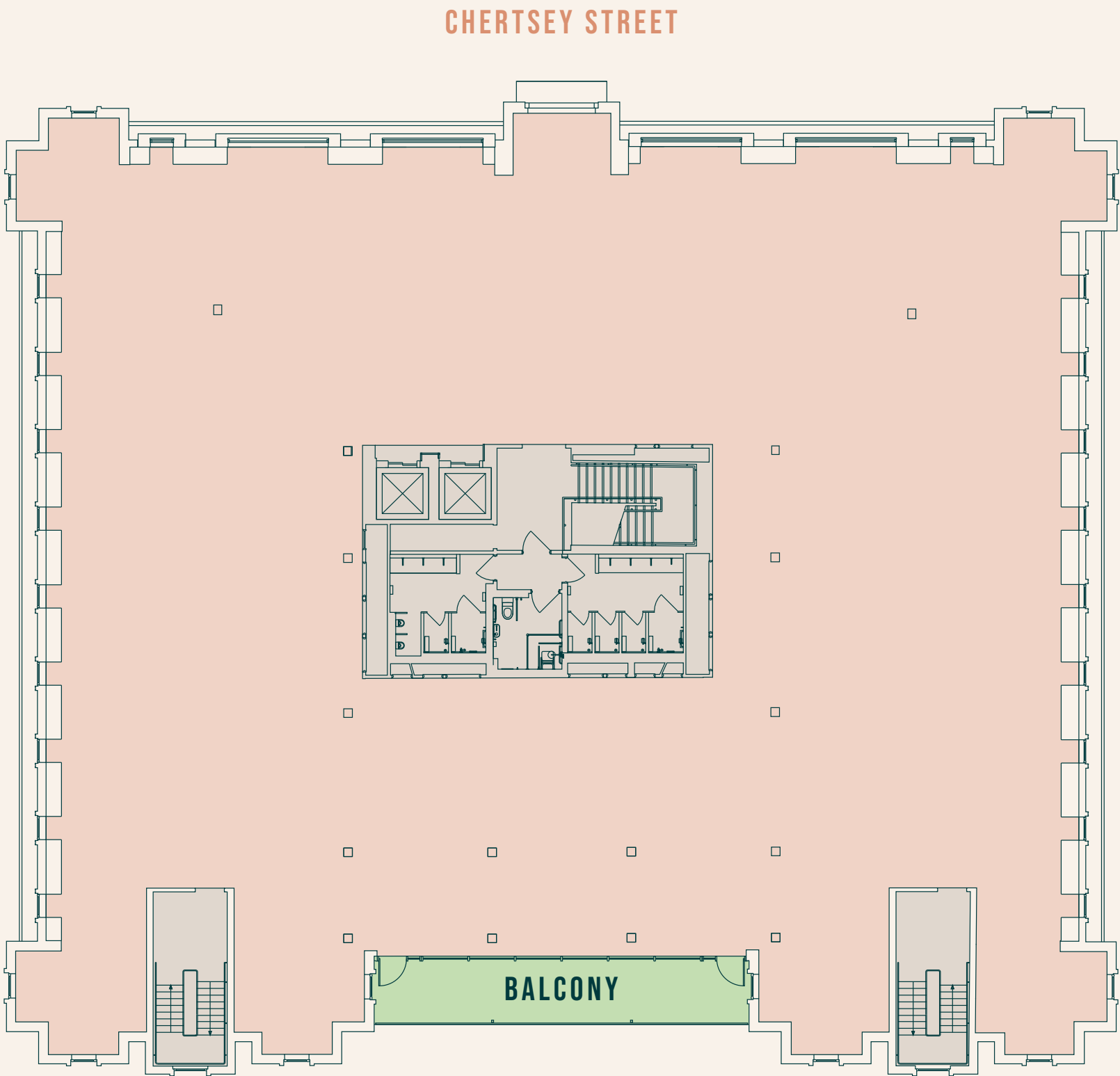


PLANS.

Floorplans not to scale. For indicative purposes only.

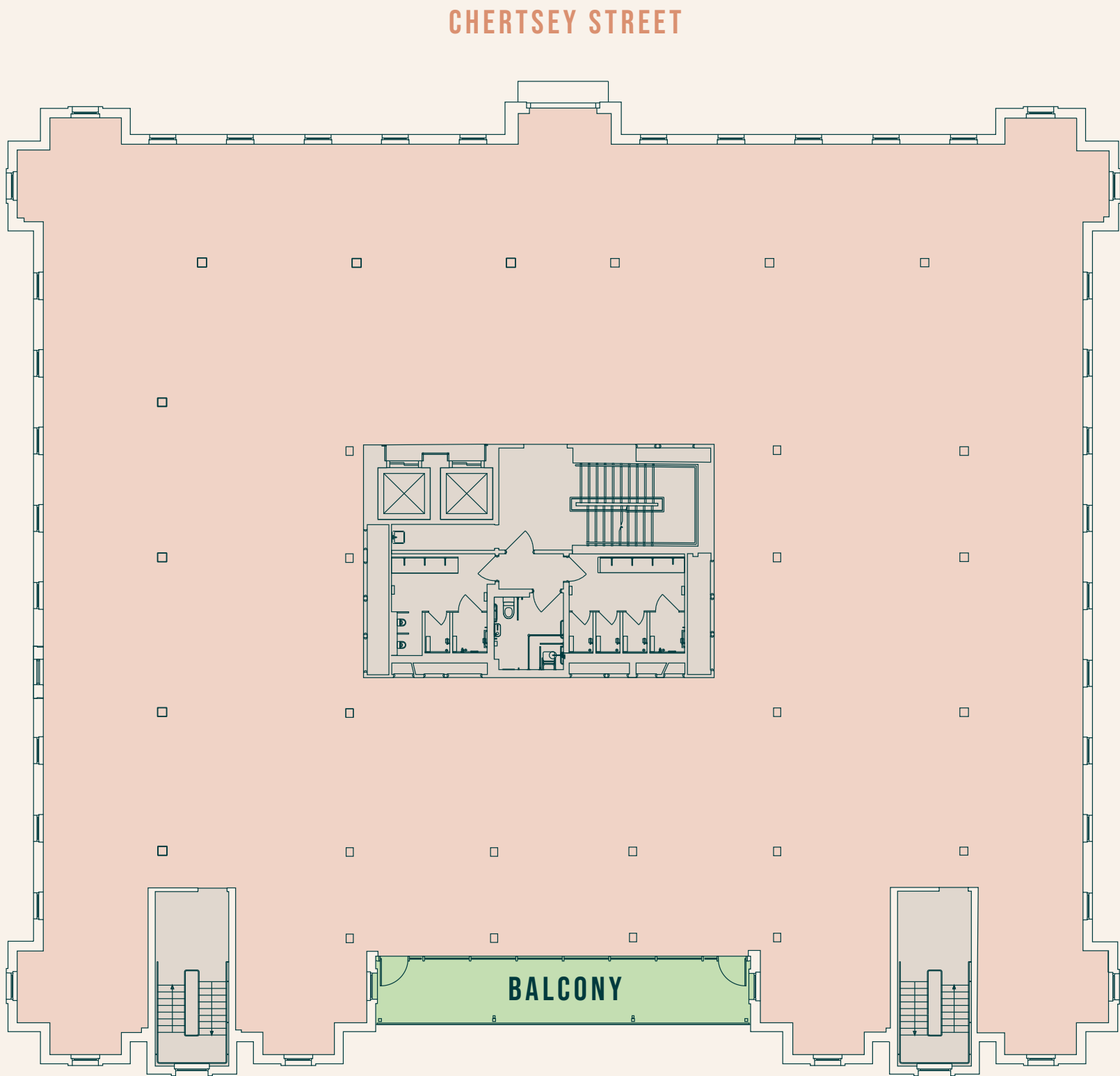
FIRST FLOOR

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

LOCATION

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 Boileroom
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



CLYDE&Co



IBDO

infovista



enovis™

spotler



Charles
Russell
Speechlys

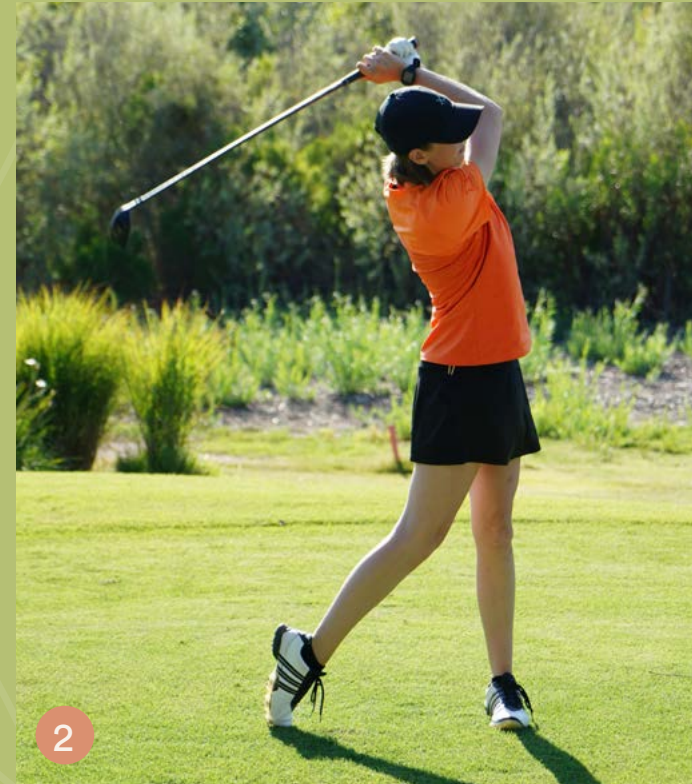


LOCAL OCCUPIERS

MORE OUTDOORS.



1



2

IMAGES

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



4



3

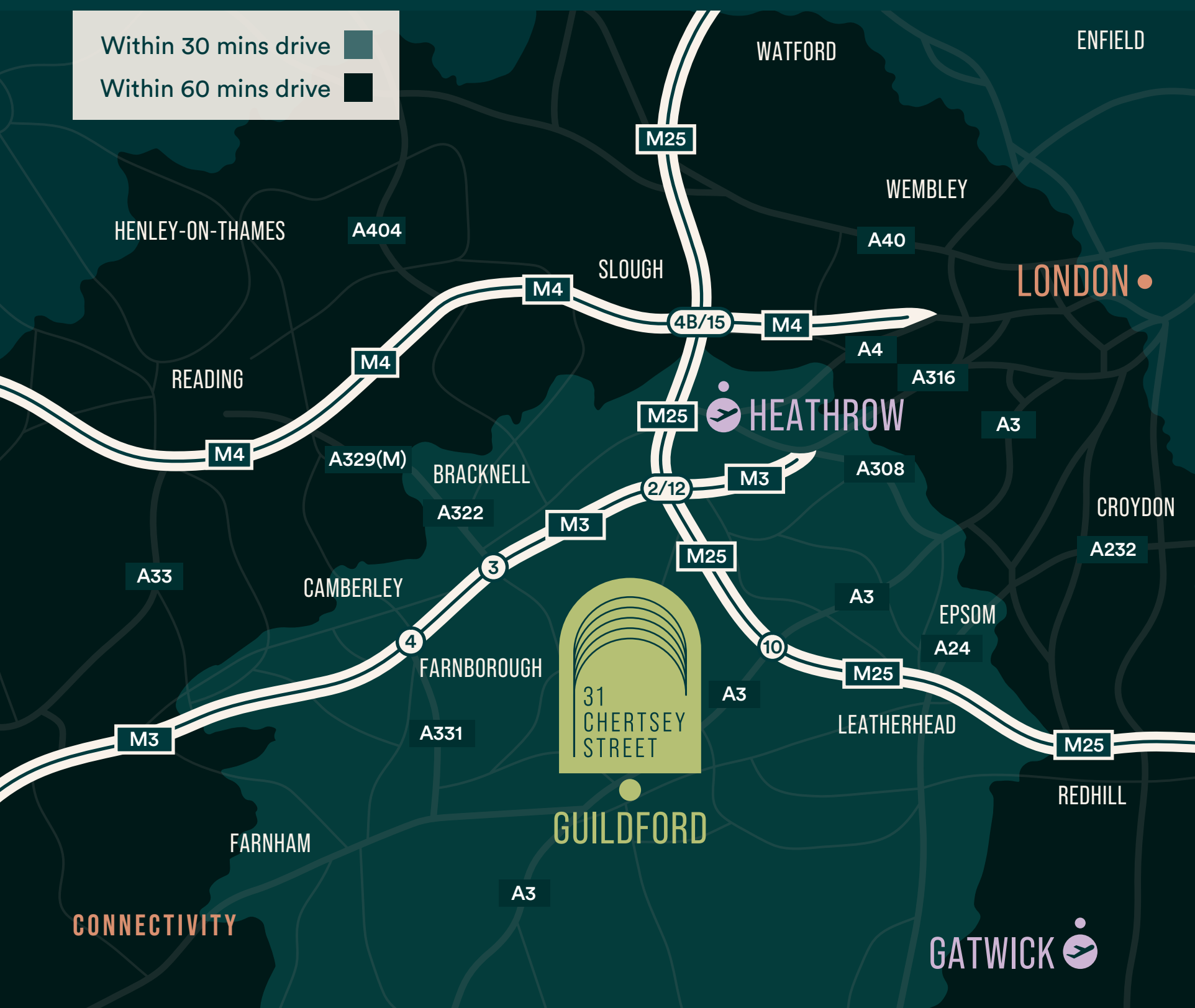
AN ABUNDANCE OF GREEN SPACES
AND RIVERSIDE AMENITIES, PERFECT
FOR OUTDOOR ACTIVITIES, SCENIC
WALKS, AND ENJOYING NATURE

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

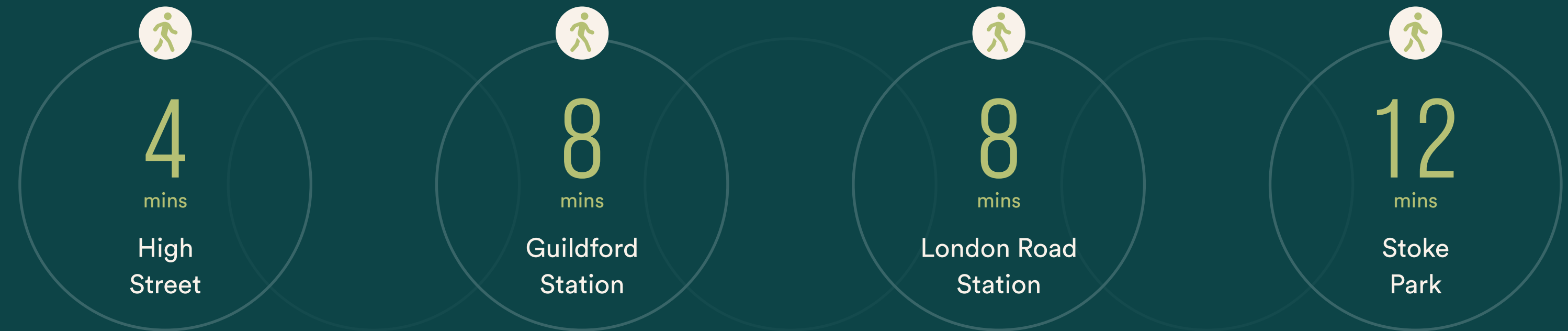
Additionally, with golf courses, kayaking clubs, as well as a plethora of woodland and waterside cycle / walking routes – Guildford offers unmatched opportunities to relax and unwind.

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.



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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.

Designed & Produced by Cre8te - cre8te.london