



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

MODERN AIR-CONITIONED OFFICES  
552 Sq. ft (51.3 Sq m)

SUITE 3, FIRST FLOOR,CAVENDISH HOUSE, 233-235 HIGH STREET, GUILDFORD GU1 3BJ





- Air- Conditioned Town Centre Offices
- Comprehensively Refurbished
- Parking Available at Rear of Building

## LOCATION

Cavendish House is situated in a prominent position overlooking the upper High Street in Guildford Town Centre. This property is located amongst the shops and restaurants of Guildford's Town Centre. It also benefits from good transport connections with Guildford mainline Station less than 15 minutes walk and London Road station 5 minutes walk from this property. Connection to the A3 London to Portsmouth road is just 1.25 miles away.

## DESCRIPTION

Cavendish House is a prominent six storey building which comprises retail on the ground floor contains four office suites on the first-floor level. This suite is accessible via a secure entry door from the High Street. It is situated at the front of the building overlooking the upper High Street, enjoying plenty of natural light with a southerly outlook. The suite has been comprehensively refurbished. The existing partitioning and suspended ceiling have been removed and new windows installed to create a bright, modern plan space. Air-conditioning and LED lighting has been installed, and the décor modernised throughout.

## TERMS

A new effectively full repairing and insuring lease is available for a term to be agreed.

## EPC

C (67)

## RENT

£15,000 per annum

## RATES

No. 69 - £8,300

No. 71 - £4,067

## LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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