



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET** MODERN AIR-CONDITIONED OFFICES  
858 Sq. Ft (79.7 Sq M)

SUITE 5, CAVENDISH HOUSE , 233-235 HIGH STREET, GUILDFORD GU1 3BJ



- Air-Conditioned Town Centre Offices
- Close to Shops and Restaurants
- Suite to be 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. The property 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. Road connection to the A3 London to Portsmouth road are just over a mile away at the Ladymead intersection, and the A31 Hogs Back is accessible just under a mile away at Farnham Road.

## DESCRIPTION

Cavendish House is a modern six storey building which comprises three retail units on the ground floor and four office suites on the first-floor level. This office accommodation is accessible via a secure entry door from the High Street.

Suite 5 is situated at the rear of the building with views to the north towards Allen House Grounds. The suite will be comprehensively refurbished to provide a modern, attractive office space. The existing partitioning and suspended ceiling will be removed, and an exposed concrete ceiling with hanging LED lighting and air conditioning units installed. The suite has its own kitchenette and parking is available within the rear car park.

## RENT

£22,500 per annum

## TERMS

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

## EPC

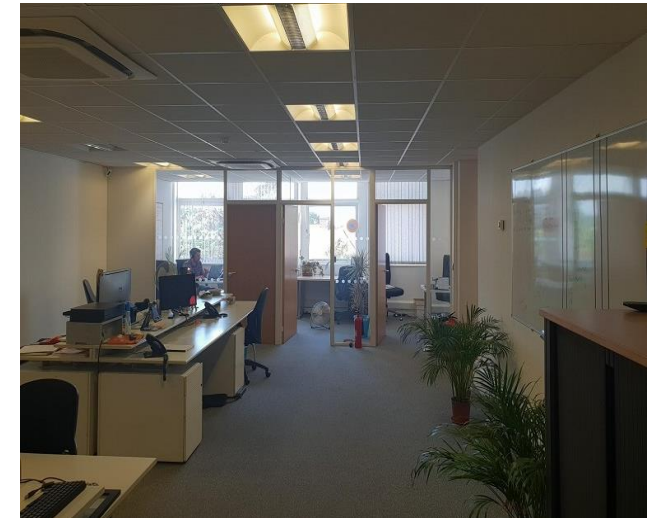
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## LEASE

Available on a new flexible license for a term to be agreed.

## 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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