

CONNAUGHT HOUSE 255 HIGH STREET GUILDFORD

HIGHLY PROMINENT RETAIL OPPORTUNITY IN A BRAND NEW
REDEVELOPED OFFICE BUILDING – **COMPLETION DATE Q4 2018**

TO LET APPROX. 2,895 SQ FT GROUND FLOOR WITH THE POTENTIAL FOR SURPLUS SPACE ON PART 1ST FLOOR
AND TERRACE



**MONTAGU
EVANS**

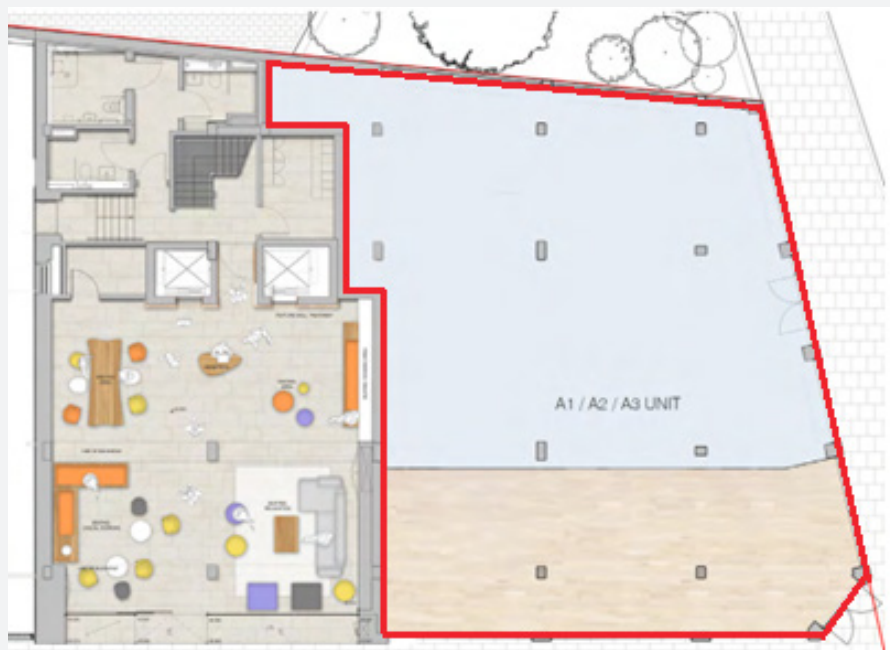
DEVELOPMENT

Connaught House is currently undergoing a full refurbishment, remodelling and extension of the existing office building at 255 High Street, Guildford, with full planning permission granted for the use of the ground floor retail unit for Class A1, A2 and A3 uses.

ACCOMMODATION

- The redevelopment will produce the following retail areas:
- Ground Floor Sales Area – 269 sq m (2,895 sq ft) NIA
- Potential for 1st Floor and Terrace Sales Area – Further details on request

The proposed layout of the ground floor unit is set out below.



LOCATION

The site occupies a prominent position at the end of the High Street in Guildford Town Centre, adjacent to the new 'G Live' theatre and the Radisson Blue Hotel. Other nearby occupiers include: Cau, Zizzi, The Jetty, Pizza Express, Jackson and Rye and Esquires Coffee.



SERVICE CHARGE

- £1.69 psf per annum.

BUSINESS RATES

- Business rates will be payable but the unit has not yet been assessed.

TERMS

- A new lease is available for a term to be agreed.
- Quoting rent – upon application.



FURTHER INFORMATION

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