



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**TOWN CENTRE FIRST FLOOR OFFICES**

453 – 1431 sq. ft. ( 45.42 – 132.94 sq. m)

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



- Newly Refurbished
- Open Plan Office
- Air Conditioned
- LED Lighting
- New Windows

## LOCATION

Cavendish House is situated in a prominent position overlooking the upper High Street. The offices are close to numerous shops and restaurants. Guildford mainline station is less than 15 minutes on foot and London Road station is approximately 5 minutes walking distance. The A3 London to Portsmouth road is 1.25 miles away.

## DESCRIPTION

The available suites are on the first floor with an attractive ground floor entrance off the High Street. Office 5 is positioned at the back of the building with views over the Grammar School looking out into Eastgate gardens. Offices 1, 2 + 3 are at the front of the building overlooking the High Street.

The offices are bright and benefits from air-conditioning, LG3 lighting and perimeter trunking for quick and easy telephone, internet and other data needs via CAT 5 cabling. The units have their own electrical supply and meter with shared use of a kitchen and WC's.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Office 1	489	45.42
Office 2	489	45.42
Office 4	453	42.08
<b>Total</b>	<b>1,431</b>	<b>132.94</b>

## RENT

Office 1,2 & 4- £25psf.

## RATES

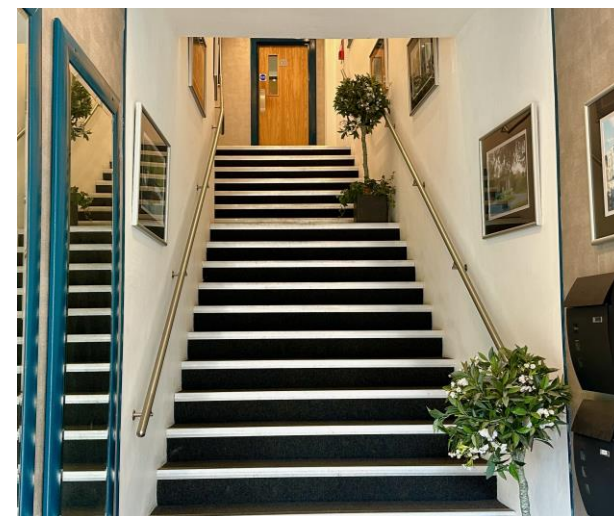
TBC

## EPC

C - 67

## LEGAL COSTS

Each party to bear their own legal costs



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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## CONTACT

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