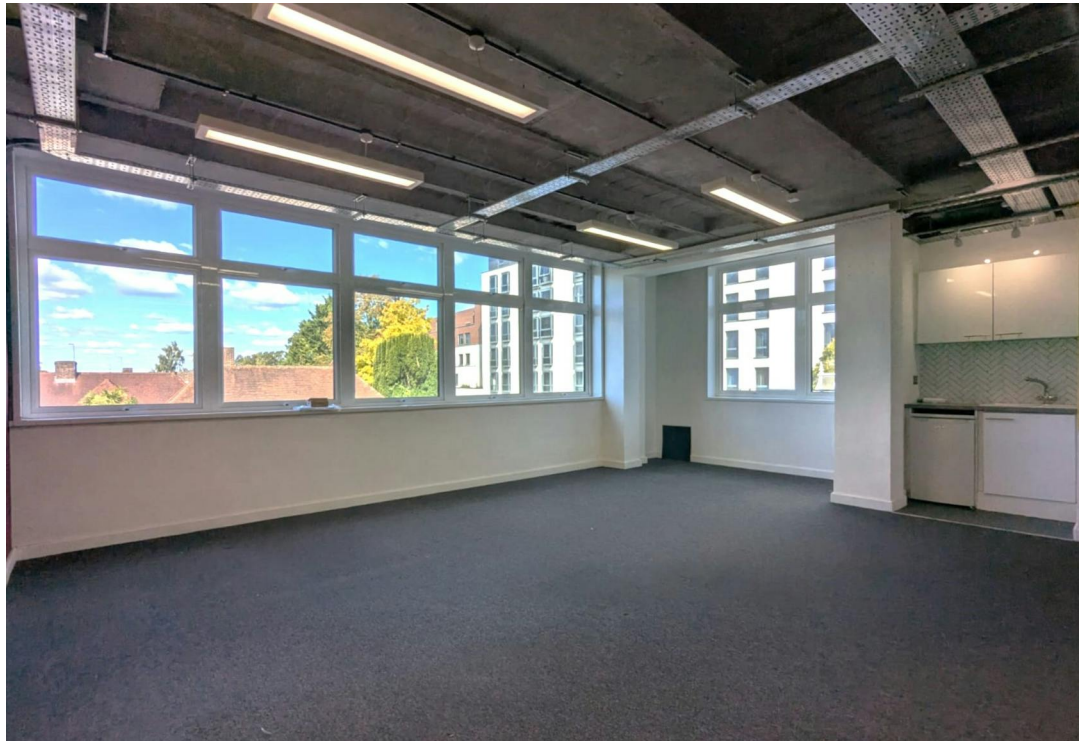
Owen Isherwood
CHARTERED SURVEYORS

Office 4 and 6, 229-235 Cavendish House, High Street, Guildford, GU1 3BJ

TO LET | 453 TO 1,253 SQ FT (42.09 TO 116.41 SQ M)

Two Office Suites in Central Guildford

- cavendishhouserental.co.uk
- Central Guildford Location
- New opening aluminium windows
- Air-conditioning
- Office six - Kitchenette
- Shared WCs
- Newly refurbished (September)
- Communal Kitchen
- On site car parking available



Location

Cavendish House is located in the heart of Guildford's historic High Street, offering immediate access to a wide range of shops, restaurants, and amenities. Guildford mainline station is within walking distance, providing fast rail links to London Waterloo, while the nearby A3 connects easily to the M25, Heathrow, and Gatwick. This prime town centre location is ideal for businesses seeking convenience and connectivity.

Description

Two high-quality office suites totaling approx. 1,198 sq ft in a prime central Guildford location. Offering a mix of open-plan and private workspace, the offices benefit from air-conditioning, modern aluminium windows, and shared WCs with further refurbishments to be made before completion in September. These offices also access a communal kitchen.

Private parking is available at the rear of the building in Eastgate Gardens, making this an ideal option for businesses seeking a professional and well-connected base.

Accommodation

Description	sq ft	sq m	Rent	Availability
Office 4	453	42.09	£25 /sq ft	Available
Office 6	800	74.32	£25 /sq ft	Available
Total	**1,253**	**116.41**		

Terms

New Lease

EPC

C (67)

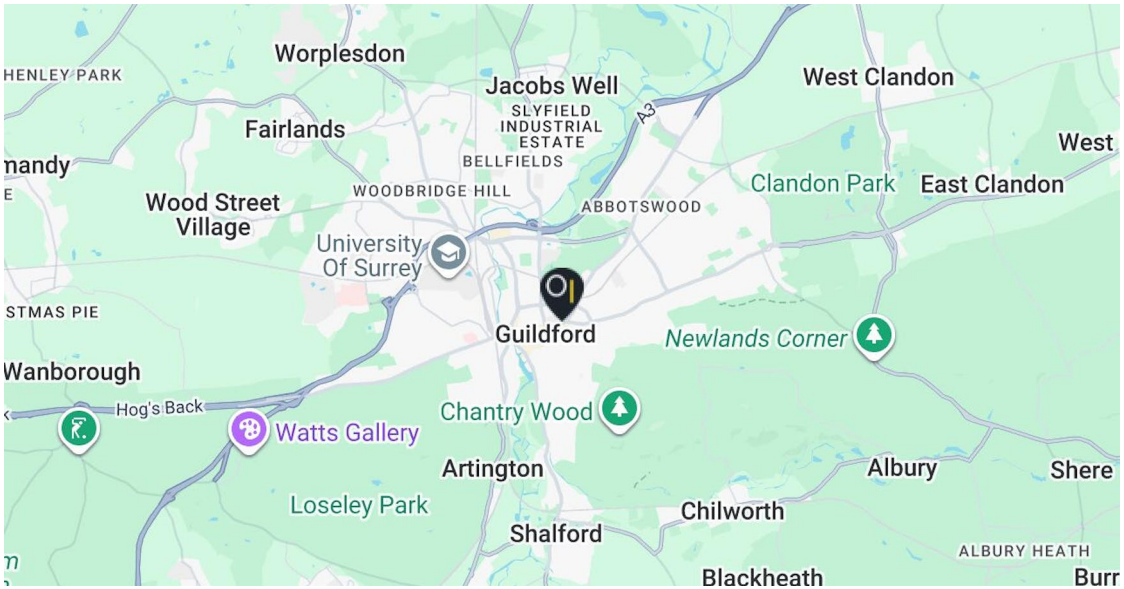
Rates and Charges

Office 4 - Small Business Rates Relief available*
Office 6 - Rateable Value £16,750. Rates payable £8,361.25*
* Check with Guildford Borough Council

A tenant contribution to service charge is required.

Legal costs

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



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