



Owen  
Isherwood  
CHARTERED SURVEYORS

229-235 Cavendish House, High Street, Guildford, GU1 3BJ

**TO LET | 473 TO 1,273 SQ FT (43.94 TO 118.27 SQ M)**

## Two Office Suites in Central Guildford

- Central Guildford Location
- New opening aluminium windows
- Air-conditioning
- Office six - Kitchenette
- Shared WCs
- Newly refurbished for completion by September
- Communal Kitchen
- Private car park 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. 1,250 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	473	43.94	£1,075 /month	Available
Office 6	800	74.32	£1,800 /month	Available
<b>Total</b>	<b>1,273</b>	<b>118.26</b>		

## Terms

New Lease

## EPC

C (67)

## Business Rates

Office 4 - Small Business Rates Relief available\*  
Office 6 - Rateable Value £16,750. Rates payable £8,361.25\*

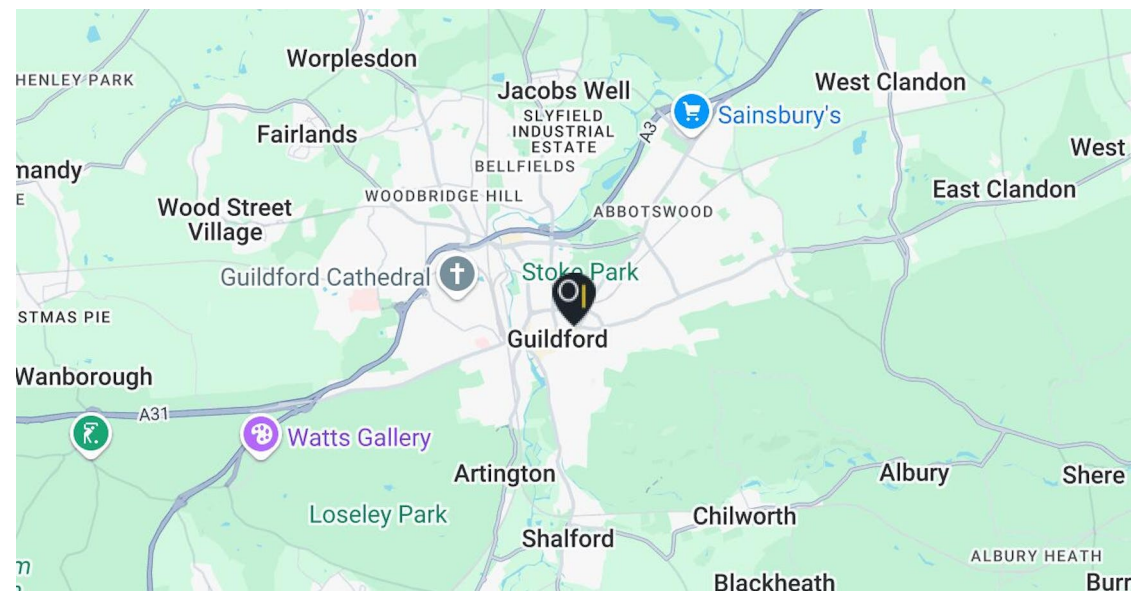
\* Check with Guildford Borough Council

## Service Charge

A tenant contribution is required.

## Legal costs

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



## Contact

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