



## High Street Office Unit

- Newly Refurbished
- Great Natural light
- Air Conditioned
- LED Lighting
- New Windows
- Parking Available
- No Business rates (tbc)



**Cavendish House** | 229-231 High Street  
Illusion Art Beauty - PMU PROs  
English Heritage  
Veneficus  
Element Communications

## Location

Cavendish House is situated in a prominent position overlooking the upper High Street. The office is 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

This fully refurbished office is in the well maintained Cavendish House. It has a contemporary feel with enhanced ceiling height, LED lighting, comfort cooling, new double glazed windows and with an intercom connecting with the ground floor entrance. There's use of a communal kitchen and on site ladies and gents facilities. Dedicated car parking spaces are available if required.

## Accommodation

Description	sq ft	sq m
Office 2	500	46.45
<b>Total</b>	<b>500</b>	<b>46.45</b>

## EPC

C (67)

## Rent

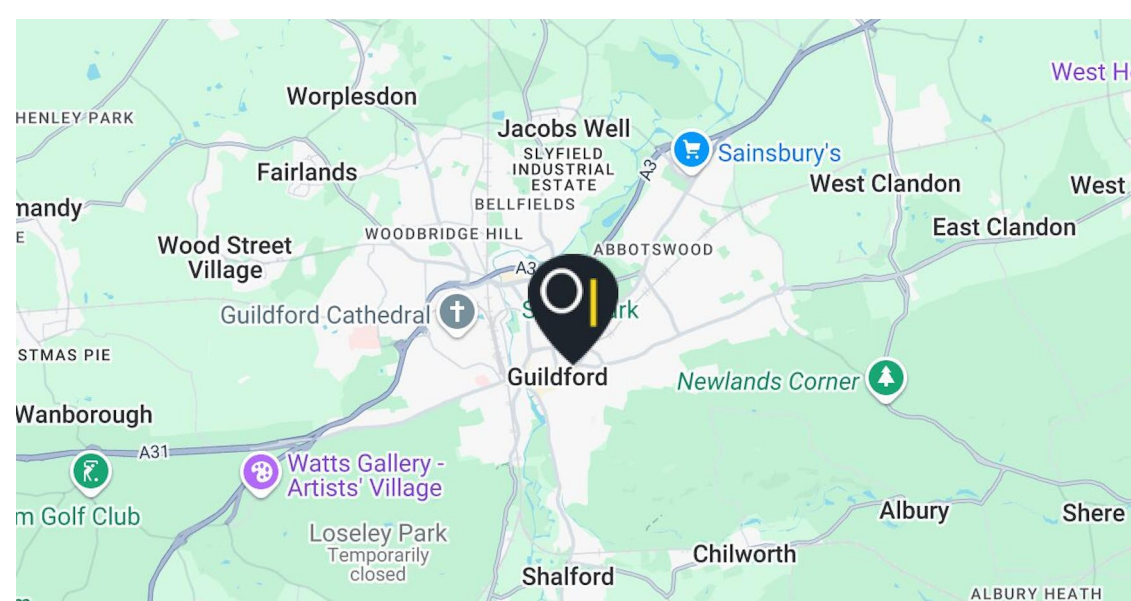
£27 sq ft / £13,500 p.a

## Business Rates

This office, which was recently divided is being re-rated and we await confirmation that it will benefit from 100% small business rates relief.

## Legal costs

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



## Contact

**Charlie Williams**

T: 01483 300 176

M: 07456 899972

E: [charlie@owenisherwood.com](mailto:charlie@owenisherwood.com)

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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