



Owen
Isherwood
CHARTERED SURVEYORS

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

TO LET 473 – 1,273 Sq Ft (43.94 – 118.27 Sq M)

The image shows a bright, modern office space. A long row of large, white-framed aluminum windows runs along the right wall, offering a clear view of the outdoors. The ceiling is made of exposed concrete beams with a series of long, rectangular light fixtures attached. The floor is covered in a dark, textured carpet. The view through the windows shows a parking lot with several cars, a green lawn, and trees with vibrant autumn foliage in shades of yellow and orange. The sky is blue with some light clouds.

Two Office Suites in Central Guildford

- cavendishhouserental.co.uk
- Central Guildford Location
- New opening aluminum 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. 1,250 sq ft in a prime central Guildford location. Offering a mix of open-plan and private workspace, the offices benefit from air-conditioning, modern aluminum 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

	Sq. ft	Sq. m	Rent (per month)
Office 4	473	43.94	£1,075
Office 6	800	74.32	£1,800
Total	1,273	118.26	

SERVICE CHARGE

A tenant contribution is required.

BUSINESS RATES

Office 4 - Small Business Rates Relief available*

Office 6 - Rateable Value £16,750. Rates payable £8,361.25

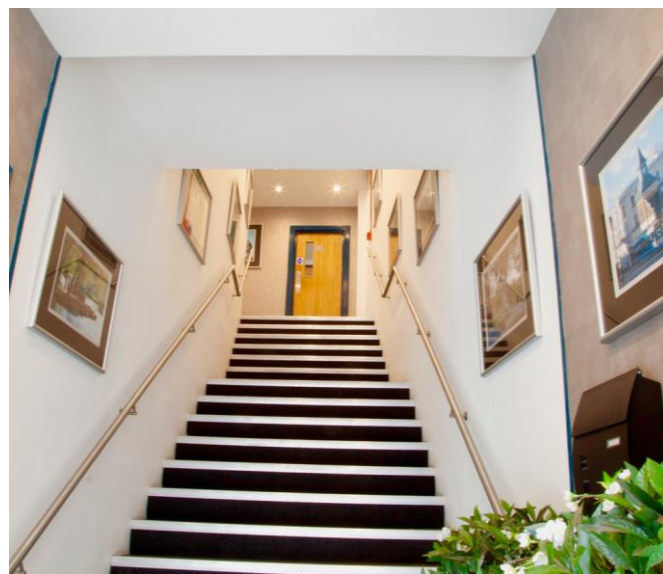
*Check with Guildford Borough Council

EPC

C- 67

LEGAL COSTS

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



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.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Charlie Williams

T: 01483 300 176

M: 07456 899972

E: Charlie@owenisherwood.com

W: Cavendishhouserental.co.uk