

Abbot House 3,108 Sq Ft 288.76 Sq m approx

Prior House 3,875 Sq ft 360 Sq m approx



ABBOT HOUSE  
**FOR SALE**  
USE CLASS E  
3,108 sq ft (289 sq m) approx  
Cascoignes  
Owen  
Isherwood  
01483 338131  
01483 320176

Owen  
Isherwood  
CHARTERED SURVEYORS

FOR SALE

EITHER THE WHOLE OR SEPARATE SELF-CONTAINED OFFICES WITH PARKING

Pilgrims Court, 35 Sydenham Road, Guildford, Surrey, GU1 3RX

## LOCATION

Pilgrims Court is located in Guildford town centre on Sydenham Road, which runs parallel with the High Street. All town centre amenities are within walking distance.

## DESCRIPTION

Pilgrims Court comprises two self contained office buildings, Abbot House and Prior House. The offices are on Lower Ground, Ground and First floors in both buildings providing a mix of open plan and private meeting rooms. The buildings have central heating, raised access floors. Suspended ceilings and kitchens in each building. There are 8 car spaces in total.

## ACCOMMODATION

The approx net internal area of each building are as follows:

Abbot House	SQ FT	SQ M
Lower Ground Floor	1,510	140.29
Ground Floor	311	28.89
First Floor	1,287	119.57
<b>Total</b>	<b>3,108</b>	<b>288.76</b>
Prior House		
Lower Ground Floor	1,490	138.50
Ground Floor	984	91.50
First Floor	1,401	130.20
<b>Total</b>	<b>3,875</b>	<b>360.20</b>

## PRICE:

Abbot House - £745,000 + VAT

Prior House - £895,000 + VAT

Current leases expire 11<sup>th</sup> November 2023.

**RATES :** Contact the agents.

**EPC:** C 68 & C 61

## COSTS

Each party to bear their own costs



Pilgrims Court

## Planning:

Permitted development granted October 2021 under Ref 21/W/00103 for change of use from Use Class E (Commercial) to Use Class C3 (Dwellinghouse) for 6 apartments.

Purchasers should make their own enquiries to GBC planning



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**  
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