



TO LET

Modern Air- Conditioned Office
1,558 sq. ft / 145 sq. m

7 Langham Park, Catteshall Lane, Godalming, Surrey GU7 1NG

**Owen
Isherwood**
CHARTERED SURVEYORS



- Modern Self-Contained Office Building
- High Specification Air-Conditioned Offices
- 7 On-Site Car Parking Spaces
- Excellent Fibre Data Connectivity

LOCATION

The office is situated to the east of Godalming town centre on Catteshall Lane. The property is less than 3 miles from the A3 to both London and Portsmouth, and a mile from Godalming train station. The property is in a recognized commercial area close to Godalming Business Centre, Weyside Park, Corium House and Godalming Retail Park.

DESCRIPTION

The property comprises a two-storey, end of terrace office building situated within a development of office buildings arranged in a courtyard setting. These offices are arranged over two floors and benefit from suspended ceilings with LED panel lighting, floor boxes providing power and data, kitchenette and WCs on both floors. This property comes with 7 on-site parking spaces.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	779	72.5
First Floor	779	72.5
Total	1,558	145

RENT

£26 per sq. ft

RATES

Rateable Value: £39,750
Rates Payable: £19,477.50

TERM

A new lease is available with terms to be agreed.

EPC

C- 62

LEGAL COSTS

Each party to bear their own legal costs



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.

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