

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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## **SELF CONTAINED GROUND AND FIRST FLOOR OFFICES OF APPROX 4,000QFT COMBINED WITH PARKING TO LET/ MIGHT SELL**

at  
**DUNEDIN HOUSE,  
THE MEWS,  
WHARF STREET  
GODALMING,  
SURREY GU7 1NN**



### **SITUATION:**

Located in the centre of Godalming Town within the conservation area, about 50 yards off the main High Street with many shops, restaurants etc. The main line station serves Waterloo in under the hour. The A3 is 2 miles away and links with the motorway network at Wisley. Guildford is 4 miles north and both major airports at Heathrow and Gatwick are within easy reach.

### **DESCRIPTION:**

Dunedin House is a two storey attached office building about 40 years old, with part glass elevations. The courtyard provides parking for the offices with four parking spaces available (two per suite).

**ACCOMMODATION:**

The property is approached over the Mews from Wharf Street, to a fully glazed front door with security entrance to a Communal Entrance Hall with male and female wc's and Ladies Cloakroom.

**Ground Floor Office 1:**

Private courtyard.

Large Open Plan Office including kitchen area in total about **1,086sq ft (100.9sq m)**

**Ground Floor Office 2:**

Large Open Plan Office including kitchen area in total about **1,086sq ft (100.9sq m)**

**First Floor Office:**

Includes security intercom system for main door entrance.

First Floor Landing (space for bikes etc) Male and Female wc's.

The Office:

Max 63/6x38', L shaped including glass partitioned meeting room and a modern kitchen.

**Net area: 1,840sqft. (171sqm)**

**Total net area combined: 4,012sqft (372.8sqm).**

**OUTSIDE**

Four car parking space (two per floor).

Outside amenity area, part walled accessed from Flambard way and the ground floor.

**TERMS**

A new fri (service charge) lease is available, term by negotiation.

**RENTAL GUIDE:**

From £18per sqft.

**Sale Price on application**

SERVICE CHARGE for heating, insurance, communal parts etc....to be advised

**COSTS**

Ingoing tenant to pay both parties reasonable legal costs.

**RATEABLE VALUE:**

Ground floor office: £14,750 – rates payable at 49.1p in the £

First floor office: £15,500- rates payable at 49.1p in the £.

**EPC. 65 C to 2032**

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**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY ON 01483 429393**  
Website [www.westwoodandco.com](http://www.westwoodandco.com)

**Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.**

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through WESTWOOD AND COMPANY.