



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**SECOND FLOOR
SELF-CONTAINED OFFICES**

TO LET

GRADE II LISTED OFFICE WITH CHARACTER



**SOLLYS MILL
MILL ROAD
GODALMING
GU7 1EY**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises are situated fronting onto the Mill Road, with easy access to Godalming town centre and the Mainline Station. Local shopping is available with a larger range of facilities at Godalming, Farnham and Guildford.

The Mainline railway station provides a fast and regular service to London Waterloo on the Portsmouth line. The A3 gives access to the south coast, London and the M25 with the national motorway network beyond.

DESCRIPTION: The premises offer bright predominantly open plan accommodation Second Floor offices with character, which would also suit various occupiers including office and health care use. The IPMS 3 net internal areas comprise:

SECOND FLOOR 87.35 SQ M (940 SQ FT)

AMENITIES:

- * Self-Contained
- * Kitchenette with WC Facilities
- * New Flexible Lease Terms from freeholder

TERMS: The premises are immediately available by way of a new internal repairing and insuring lease

RENT: £19,000 per annum exclusive

The premises are not elected for VAT and this will not be applicable to the rent

RATES: Rateable Value £9,200 payable at 49.9 in the £ (2024/2025)
Small Business Rates relief should be available on these premises making them exempt for rates for qualifying occupiers.

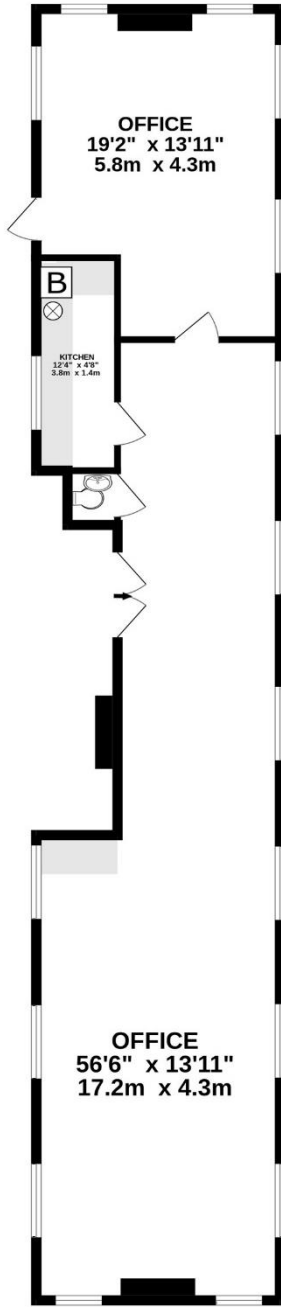
EPC: To be assessed

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





2ND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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