



## 8 Godalming Business Centre

Woolsack Way, Godalming, Surrey, GU7 1XW

High quality offices with  
excellent parking

2,416 sq ft

(224.45 sq m)

Rent: Available on Request

- 12 car parking spaces
- Extensive landscaped environment
- Leisure area with seating for lunch and outdoor meetings
- Kitchen and 4 x WC's
- Walking distance to town centre / train station

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## Location

Godalming Business Centre is 2.5 miles from the A3, 5 miles south of Guildford and 14 miles south of the M25. It is a short walk to the town centre, immediately adjacent to Sainsbury's superstore and a few minutes from Waitrose. There is a regular rail service to London Waterloo with a journey time of only 40 minutes.

## Description

Self contained office building over ground and first floor. Double glazed windows with excellent natural light. Raised floor to first floor. Natural aluminium finish 3 compartment perimeter trunking to ground floor. Suspended ceiling with LG3 lights, comfort cooling to first floor, upgraded male and female wc's and kitchenette.

## Terms

8 Godalming Business Centre is available on the basis of a new full repairing and insuring lease for a term to be agreed. Alternatively a sublease / assignment could be available (the current lease expires 11th December 2027 with a Lessee only break option / rent review on 12th December 2022. Full details on application.

## Rates & Charges

### Business Rates

Rates Payable: £20,867 per annum  
(based upon Rateable Value: £42,500 and UBR: 49.1p)

## EPC

This property has been graded as C (73)



## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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## Joint Agents:

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