



First Floor, 7 Godalming Business Centre

Woolsack Way, Godalming, GU7 1XW

**High quality offices with
excellent parking in quiet
business park environment**

1,019 sq ft

(94.67 sq m)

- 5 parking spaces
- To be refurbished
- Leisure area with seating for lunch and outdoor meetings
- Walking distance to town centre/train station
- Extensive landscaped environment

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Summary

Available Size	1,019 sq ft
Rent	£26 per sq ft
Rates Payable	£9,106 per annum
Rateable Value	£18,250
EPC Rating	C (63)

Description

Godalming Business Centre is a well established high class business park with attractive landscaping features comprising a terrace of modern high quality office buildings.

The available accommodation is located on the first floor of this two storey building and benefits from excellent on site parking, 2x WC's, kitchenette etc.

Location

Godalming Business Centre is approximately 2.5 miles from the London to Portsmouth A3 trunk road which leads onto Junction 10 of the M25 and the national motorway network beyond.

Godalming Business Centre is located immediately off Woolsack Way to the east of Godalming town centre and between Flambard Way and Catteshall Lane. It is a short walk to the town centre with all local amenities close at hand.

Godalming railway station regularly runs a mainline service to London Waterloo with a journey time of approximately 45 minutes.

Terms

The offices are available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

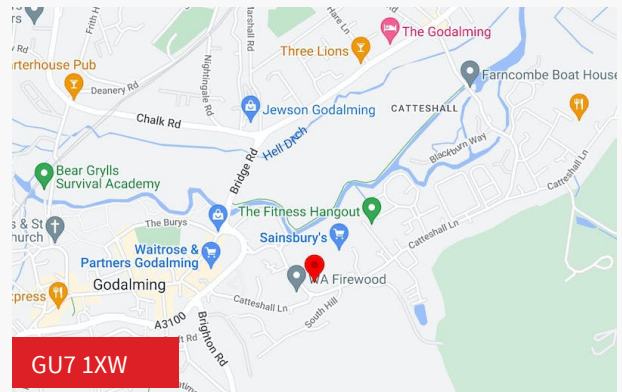
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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