Owen Isherwood
CHARTERED SURVEYORS

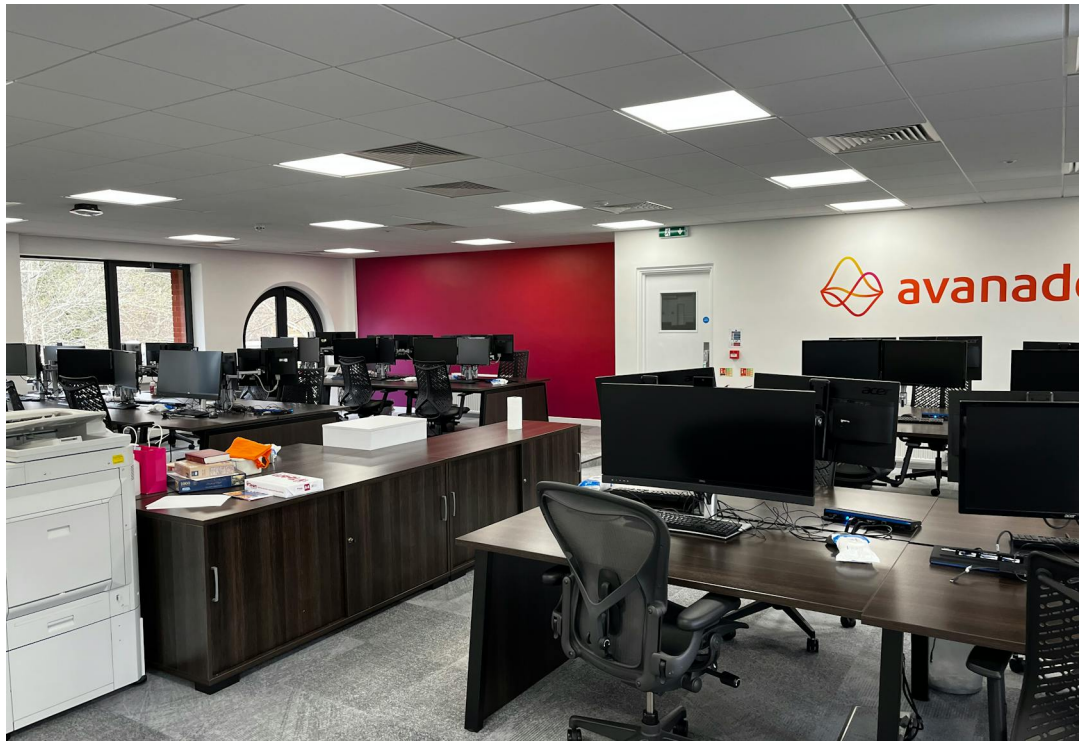
Godalming Business Centre, Godalming, GU7 1XW

TO LET | 500 TO 5,822 SQ FT (46.45 TO 540.88 SQ M)

www.godalmingbusinesscentre.co.uk

High Quality Offices / Class E Business Units

- Air Conditioning
- Suspended Ceilings with LED Lighting
- Walking Distance to Town Centre & Train Station
- Excellent Natural Light
- Open Plan Accommodation
- Class E Uses Considered
- Exclusive Ground Floor Entrances / Reception Areas
- Kitchen / Breakout Areas
- Extensive Car Parking Available
- The Building Benefits from a Class 'E' Planning Use and could Accommodate a Variety of Alternative Commercial Uses.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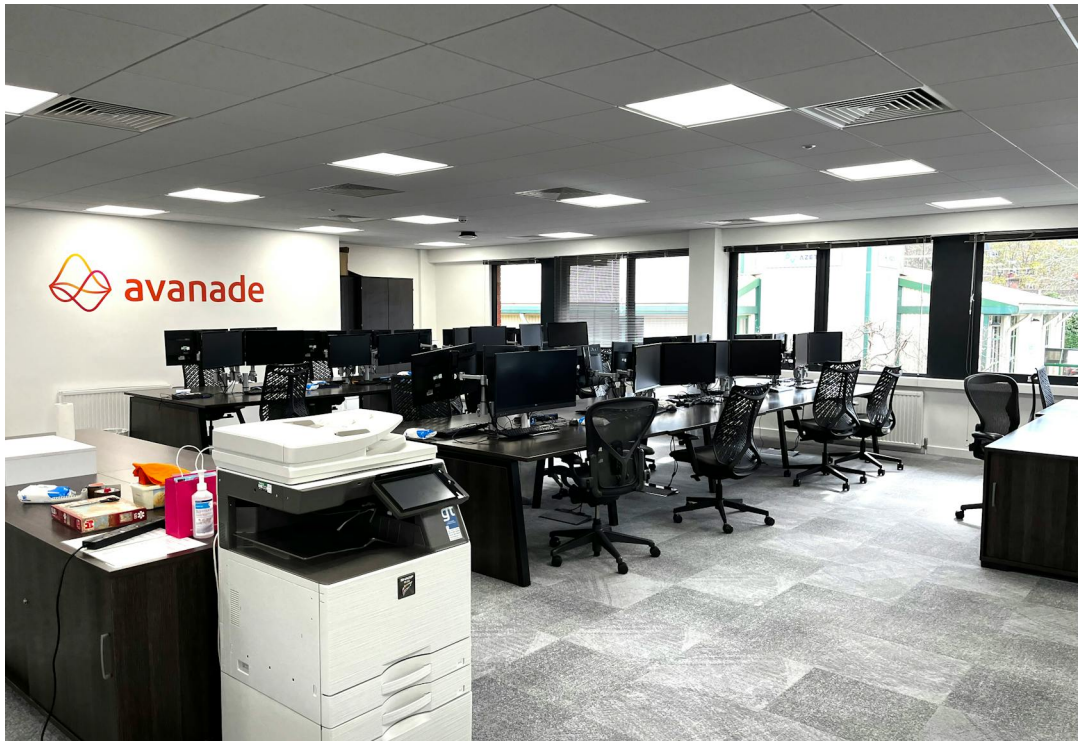
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Location

Godalming Business Centre is approximately 2.5 miles from the London to Portsmouth A3 trunk road which leads on to Junction 10 of the M25 and the national motorway beyond. Godalming Business Centre is immediately off Woolsack Way between Flambard Way and Catteshall Lane.

Description

Unit 3 comprises a fully-fitted ,self-contained office building over ground and first floors. The building benefits from a large kitchen /break-out area, four private offices /meeting rooms. The first floor is open plan with the addition of a small kitchenette provided.

Unit 8 is a fully refurbished, self-contained, two-storey office building. The property benefits from double-glazed windows providing excellent natural light. The specification includes; 3-compartment perimeter trunking (ground floor), full access raised floor (first floor), suspended ceilings with LG3 lights, comfort cooling (first floor), central heating and an intercom door access control.

Accommodation

Description	sq ft	sq m	Availability
3 - First	2,038	189.34	Available
4 - Whole	5,822	540.88	Coming Soon
8 - Whole	2,452	227.80	Available
8 - Ground	1,236	114.83	Available
8 - First	1,216	112.97	Available
8 - Split First	500	46.45	Available

Terms

New Lease

Rent

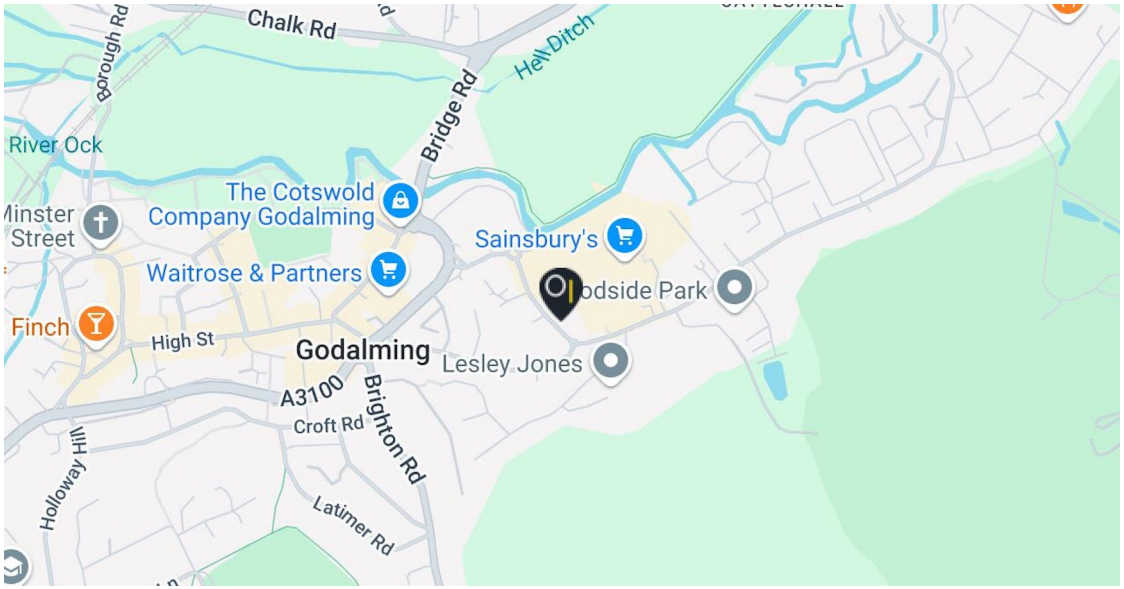
£26 per sq ft

EPC

C

Business Rates

Unit 3 - Rates Payable: £7.80 per sq. ft
Unit 8- Rates Payable £8.95 per sq. ft



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