



## Modern office opportunity in Godalming.

- Modern self-contained office.
- Air conditioning.
- Kitchenette and WC with shower.
- Unrestricted access.
- 2 dedicated parking spaces.
- Excellent transport links.
- Easy access to the A3 and M25.



## Location

Home Farm is situated in Hurtmore, just outside Godalming. The site offers excellent transport links being only 1 mile from the A3, providing direct access to the M25. Godalming and Farncombe stations are only a few minutes drive away and both provide frequent, direct services to London Waterloo.

## Description

This modern workspace features a bright open plan interior with wood-effect flooring and full air conditioning for heating and cooling. The unit is fully self-contained and includes its own kitchenette plus a private W/C with shower facilities, making this an ideal independent base for a variety of professional or creative uses.

The property provides 24/7 access with no restrictive hours and includes two dedicated parking spaces.

## Accommodation

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 480   | 44.59 | Available    |
| Total  | 480   | 44.59 |              |

## Terms

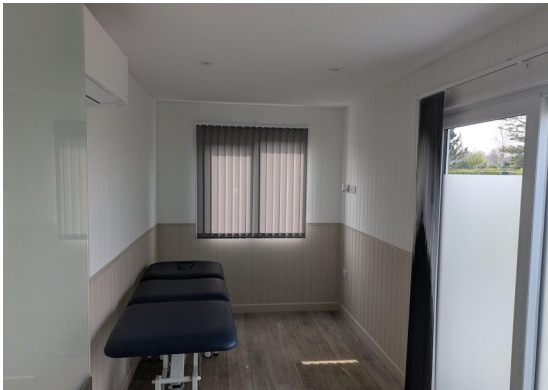
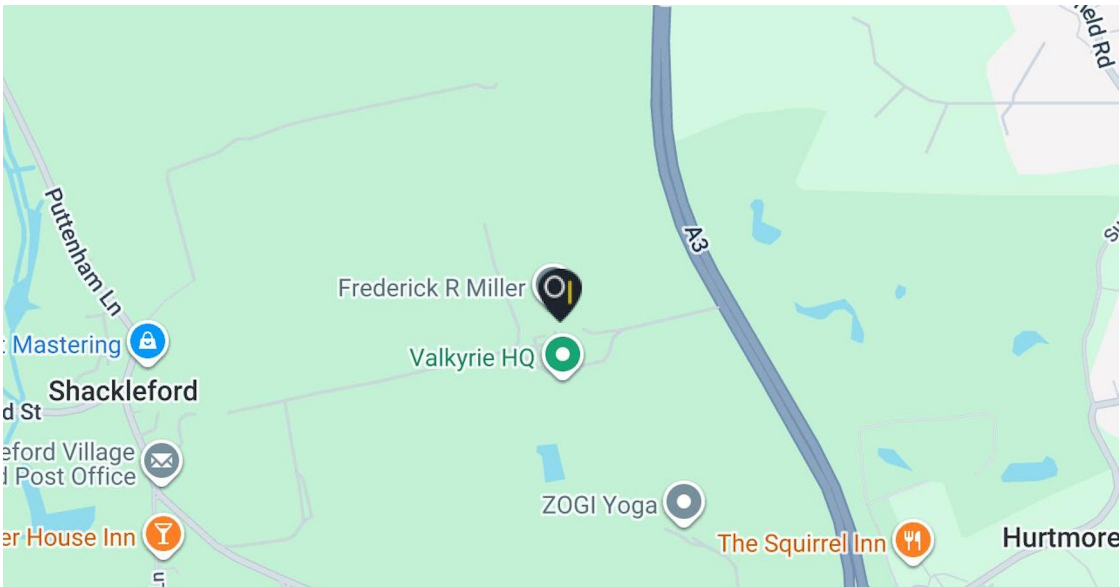
New Lease

## Rent

£1,400 per month + VAT inclusive of rates.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

**Alex Bellion**  
T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated