

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE  
Tele: 01483 429393

## FIRST FLOOR AND TOP FLOOR OFFICES TO LET

At  
**BROOK HOUSE**  
**MINT STREET**  
**GODALMING**  
**SURREY, GU7 1HE.**

### OFFICES WITH PARKING AVAILABLE



#### **DESCRIPTION:**

Brook House is a fine 18<sup>th</sup> Century Period Building in Queen Anne style, constructed of brick, roughcast rendered and colour washed under a pitched and tiled roof. The suite available comprises the first floor rear office with shared WC'S, Shower and Kitchen. Also has a large walk in bay window. Features include full network cabling to a main server room in the basement with attractive period features.

#### **SITUATION:**

Located in the centre of Godalming a short walk from the High Street and about 300 yards from the main line station (Waterloo 45 minutes). Godalming is a thriving commercial centre, 4 miles from Guildford and 2 miles off the A3 at Compton.

**ACCOMMODATION:**

Four offices available on the Ground floor, first floor and second floor. With one parking space per office suite.

First floor right at the back with two car parking spaces.

Top floor back room.

**Shared Male and Female WC'S and Kitchen area on the top floor.**

**OUTSIDE:**

Parking for one car per office suite (possibly more parking space's can be available at an agreed further cost).

**TERMS:**

Occupational license will be granted for a period of years/months to be agreed.

**RENT:**

From around £700-£850 per month which includes electricity, heating and building insurance but not rates. (The top floor office space will be less than £700 per month).

**RATES:**

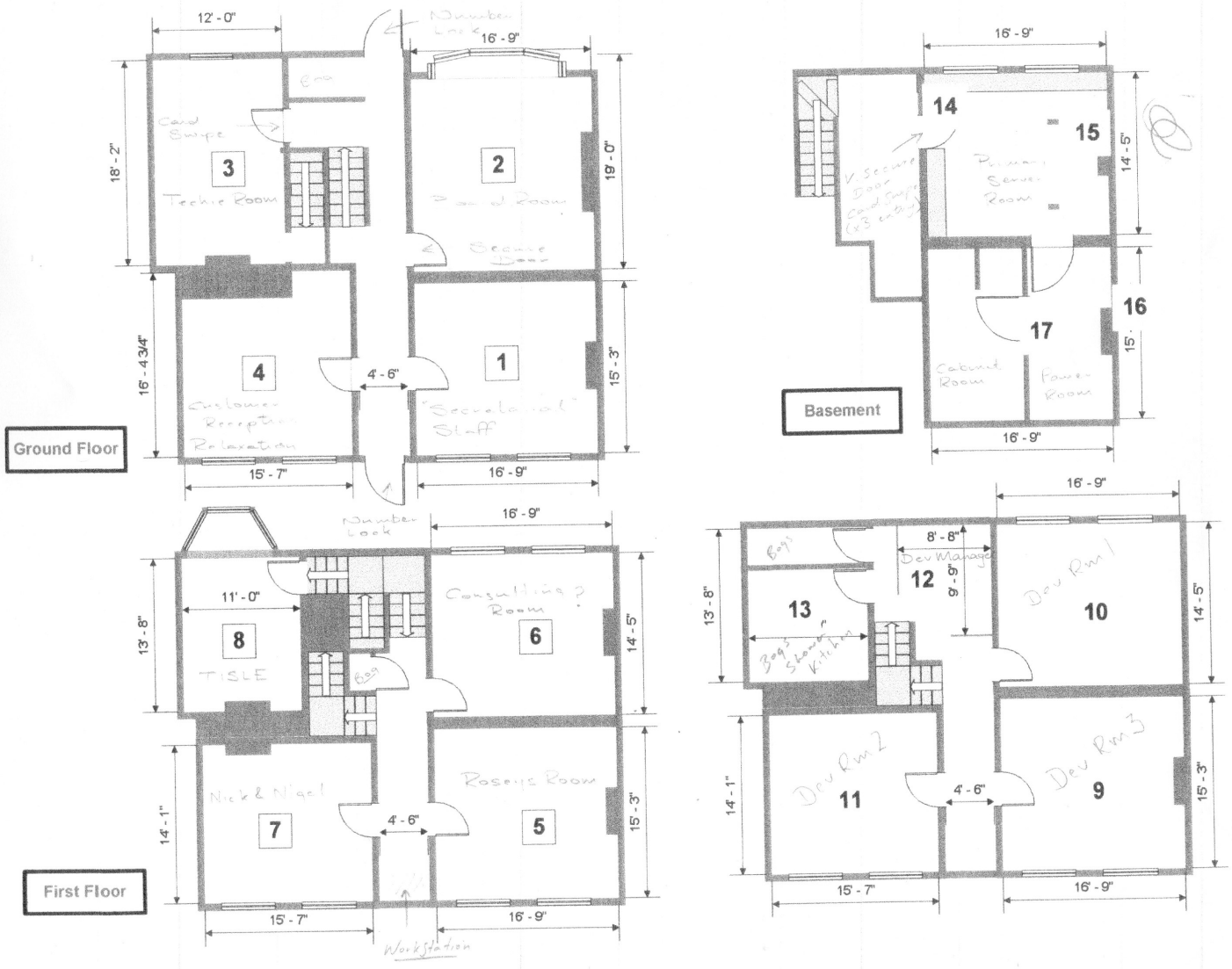
£3,760pa at 49.7p in the pound. This property qualifies for full small business rate relief.

**ALL TERMS SUBJECT TO CONTRACT.**

**COSTS:**

Ingoing tenant pays both parties legal costs.

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**VIEWING BY APPOINTMENT WITH SOLE AGENTS WESTWOOD AND COMPANY TEL: 01483 429393.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY ON 01483 429393  
Website [www.westwoodandco.com](http://www.westwoodandco.com)**

**Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.**

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through **WESTWOOD AND COMPANY.**