



 REALITY
FINANCE

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

First Floor Offices
1,392.8 sq. ft. (129.4 sq. m.)

First Floor, 3 Langham Park, Catteshall Lane, Godalming, GU7 1NG

LOCATION

The property is located in Godalming, Surrey on Catteshall Lane. Godalming is a historic market town with a prosperous local population. It is located approximately 5 miles southwest of Guildford town centre and 10 miles to the southeast of Farnham. The town has a mainline railway station which provides access to London Waterloo and Portsmouth & Southsea. Access to the A3 London to Portsmouth trunk road is 3 miles from the property at the Milford Interchange.

DESCRIPTION

The subject property is a modern, two-storey office building. It is semi-detached and located within a small commercial development of four office buildings arranged around a brick-paved forecourt which is used for parking.

Internally the property is arranged as offices over both floors. The first floor is primarily opened planned with a small storage/server room and kitchenette. The first-floor office has carpeted floors, painted walls, double glazed windows, a suspended ceiling, Cat II lighting, Air conditioning units and underfloor data cabling.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Office	1,392.8	129.4
Kitchenette	83.9	7.8
Server Room	72.1	6.7
Total	1,548.8	143.9

The property comes with 4 parking spaces.

RENT

£36,000 p.a. (+VAT)

RATES

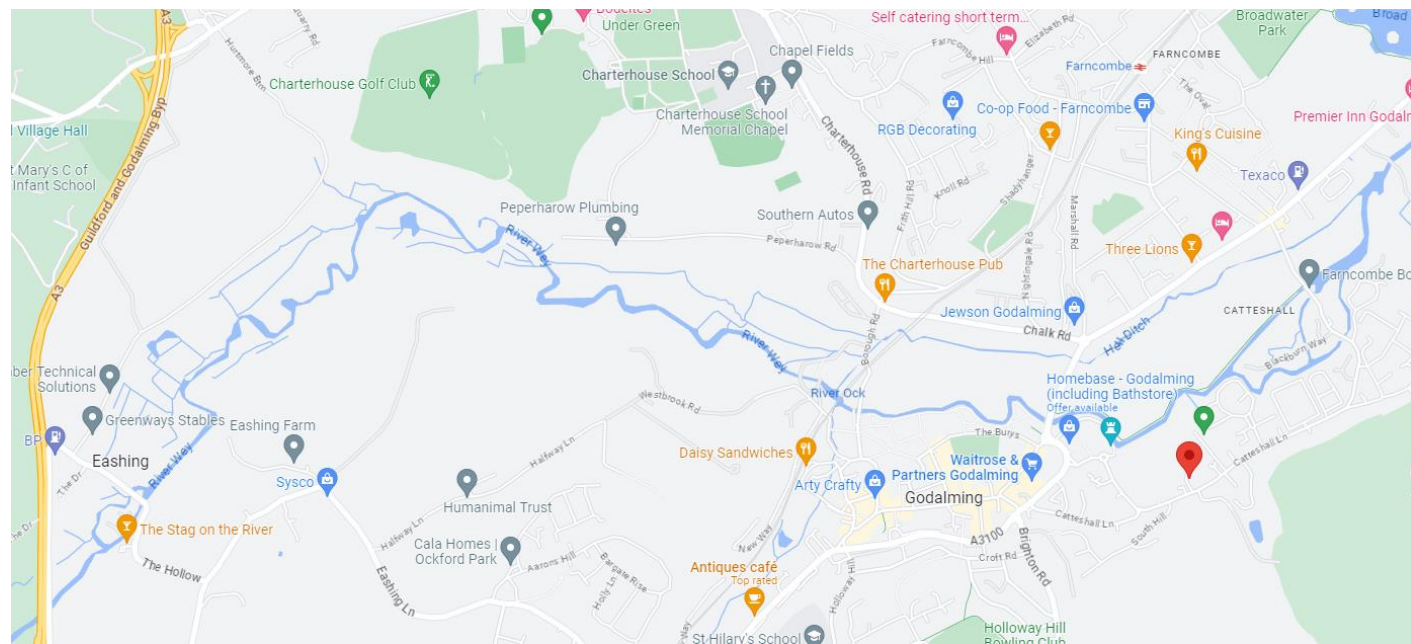
Currently assessed as a whole, unit to be re-assessed floor by floor.

EPC

D - 81

LEGAL COSTS

Each party to bear their own legal costs



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.

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