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Perfect Nail Studio

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MASELLA COUPE Tel: 01483 41

17 High Street

Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

TOWN CENTRE OFFICES  
778 Sq. ft (72.28 Sq m)

15A HIGH STREET, GODALMING, SURREY GU7 1AZ



- Self-Contained Offices
- Town Centre Location
- Four Private Offices
- Newly Redecorated

## LOCATION

15a High Street is located in Godalming Town Centre close to the new Cote Bistro at the 'Waitrose end' of the High Street. Given its town centre location the property benefits from close proximity to shops and restaurants, as well as Crown Court and South Street car parks. The mainline train station is a short walk from the property, providing services to Portsmouth, Southampton and London Waterloo.

## DESCRIPTION

These offices have a private entrance door from the High Street which leads to a ground floor kitchenette and WC. On the first floor a bright landing area leads onto two private offices overlooking the High Street. On the second floor there is a further private suite. These offices are carpeted, with power and data points, and electric radiators.

## ACCOMMODATION

Ground Floor		
Lobby	9.08 sq. m	98 sq. ft
Kitchenette	3.5 sq. m	38 sq. ft
First Floor		
Office (Front Left)	12.67 sq. m	136 sq. ft
Office (Front Right)	13.69 sq. m	147 sq. ft
Office (Rear)	18.7 sq. m	201 sq. ft
Second Floor		
Offices	14.64 sq. m	158 sq. ft
<b>Total</b>	<b>72.28 sq. m</b>	<b>778 sq. ft</b>

## TERMS

These offices are available on a new lease with flexible terms to be agreed.

## EPC

E - 105

## RENT

£12,750 per annum

## RATES

Rateable Value: £4,000

Rates Payable: £1,960 (small business rate relief applicable)

## LEGAL COSTS

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



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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## CONTACT

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