

# Westwood and Company

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

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TEL: 01483 429393 [www.westwoodandco.com](http://www.westwoodandco.com)

## HIGH SPEC, ALL INCLUSIVE OFFICES TO LET

at

Units 4 & 5, The Old Mill  
Fry's Yard, Bridge Street  
Godalming, Surrey  
GU7 1HP

Approx 500 sq/ft with two car parking spaces per suite.



- \* Comfort Cooling and Heating
- \* Cat 5 Computer Cabling

- \* Quality Carpeting
- \* Cat 2 Lighting

### DESCRIPTION:

The Old Mill is a Victorian building, arranged over three floors which was comprehensively renovated and re-modelled to create first class office space, with all modern amenities, including comfort cooling and heating, trunking and parking on site.

**SITUATION:**

Located in the centre of Godalming, about 50 yards from Waitrose and next to Waverley Borough Council offices. The main High Street, library, main line station are all within easy reach. Guildford is 4 miles north, the A3 trunk road is 2 miles.

**ACCOMMODATION:**

Unit 4: 14'6" x 31'6"= 458.2sqft (42.6sqm).

Unit 5: 24' x 20'07"= 495.6sqft (46.4sqm).

(Unit 5 has its own kitchen and wc, Unit 4 if let separately has use of communal facilities.

**TERMS:**

Available on a 12/24/36 month contracts board on rents including heating/cooling/electricity/water and insurance. Communal area cleaning.

Rates are not included but each suite is within the small business rate relief board (100% relief).

**RENT:**

Unit 4: £16,000pa.

Unit 5: £17,500pa.

Both to include heating, power, lighting, insurance, cleaning of common parts but not rates. 2 parking spaces per suite.

**RATEABLE VALUE:**

Unit 4: £7,400pa.

Unit 5: £8,800pa.

**EPC:**

Rating C.

**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  
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