



3 Godalming Business Centre

Woolsack Way, Godalming, GU7 1XW

**High quality comfort cooled
offices with excellent parking**

3,935 sq ft

(365.57 sq m)

- 20 allocated parking spaces
- Exclusive ground floor entrance via stainless steel & glass doors
- Suspended ceiling with LED lighting
- Male, female and unisex WC's
- Air conditioning

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Summary

Available Size	3,935 sq ft
Rent	£26.00 per sq ft
Rates Payable	£29,696 per annum
Rateable Value	£58,000
Service Charge	N/A
EPC Rating	C (67)

Description

The property comprises a self contained modern high quality office building over ground and first floors with a smart private reception area. Currently the ground floor benefits from a large kitchen/break out area along with four private meeting rooms and some open plan office accommodation. The first floor is fully open plan.

The offices are to be comprehensively refurbished and offered open plan.

Location

Godalming Business Centre is approximately 2.5 miles from the London to Portsmouth A3 trunk road which leads on to Junction 10 of the M25 and the national motorway beyond.

Godalming Business Centre is immediately off Woolsack Way to the east of Godalming town centre and between Flambard Way and Catteshall Lane. It is a short walk to the town centre with all local amenities immediately to hand.

Godalming train station regularly runs a mainline service to London Waterloo with a journey time of approximately 40 minutes.

Accommodation

Name	sq ft	sq m
Ground - Offices	1,925	178.84
1st - Offices	2,010	186.74

Terms

The property is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

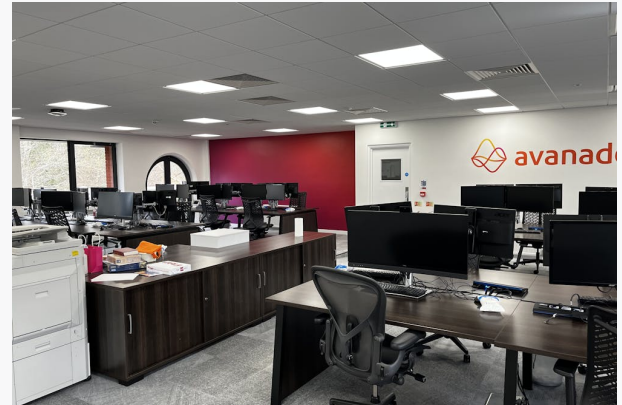
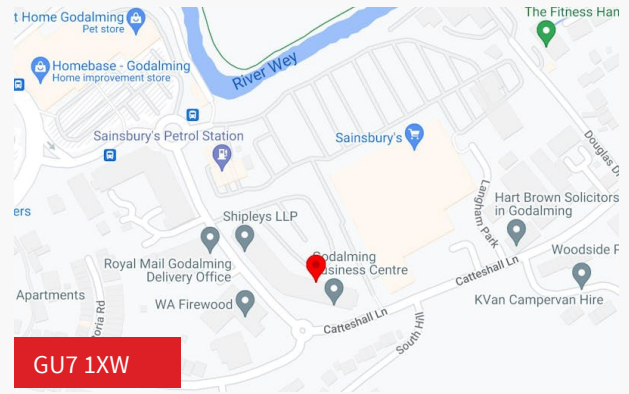
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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