



OFFICE TO LET

## FRIARY HOUSE

Station Approach, Godalming, GU7 1EX

PRIME GRADE A TOWN CENTRE OFFICES LOCATED ADJACENT TO  
GODALMING STATION AVAILABLE Q3 2022.

3,300 TO 20,721 SQ FT (306.58 TO 1,925.04 SQ M)



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TO REQUEST A VIEWING CALL US 0207 629 7282



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## DETAILS



### DESCRIPTION

Friary House is undergoing a comprehensive refurbishment to deliver a self-contained Grade A building of 20,721 sq. ft over ground and two upper floors. The building will benefit from LED Lighting, raised floors, flexible floorplates, new shower and toilet facilities & ground floor fitted capsule space. Friary House offers a strong town centre parking ratio of 1:364 equating to 57 car parking spaces.

### ACCOMMODATION

Name	sq ft	sq m	Availability
Ground - Reception	339	31.49	Available
Ground	6,619	614.93	Available
1st	6,840	635.46	Available
2nd	6,923	643.17	Available
<b>Total</b>	<b>20,721</b>	<b>1,925.05</b>	

### KEY FEATURES

- Town Centre Offices
- Located adjacent to Godalming train station
- Cat A + Fitted space
- 6 person passenger lift
- New toilet & shower facilities

### OUTGOINGS

- **Rates:** £9.88 per sq ft 2023 valuation
- **Service charge:** n/a
- **Estate charge:** n/a
- **EPC:** B (44)

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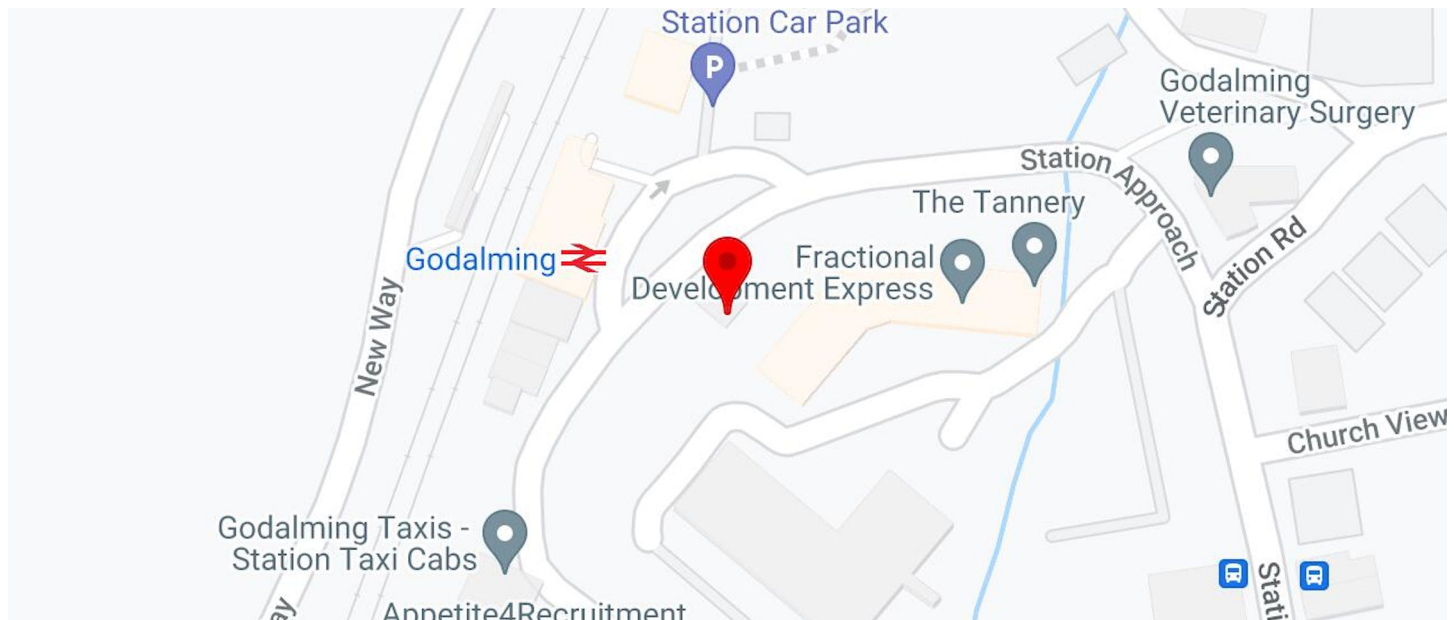
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## LOCATION



Godalming is an affluent commuter belt town located approximately 40 miles south west of central London. Sitting 5 miles south west of Guildford town centre. Godalming benefits from excellent road and communication links, being situated adjacent to the A3 dual carriageway, providing easy access into central London (40 miles) & Portsmouth (40 miles). Godalming rail station has a regular train service into London Waterloo with a journey time of 46 minutes. London Heathrow is located 28 miles north of Godalming and Gatwick Airport lies approximately 30 miles away.

## CONTACT US

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FRIARY HOUSE, STATION APPROACH, GODALMING, GU7

1EX

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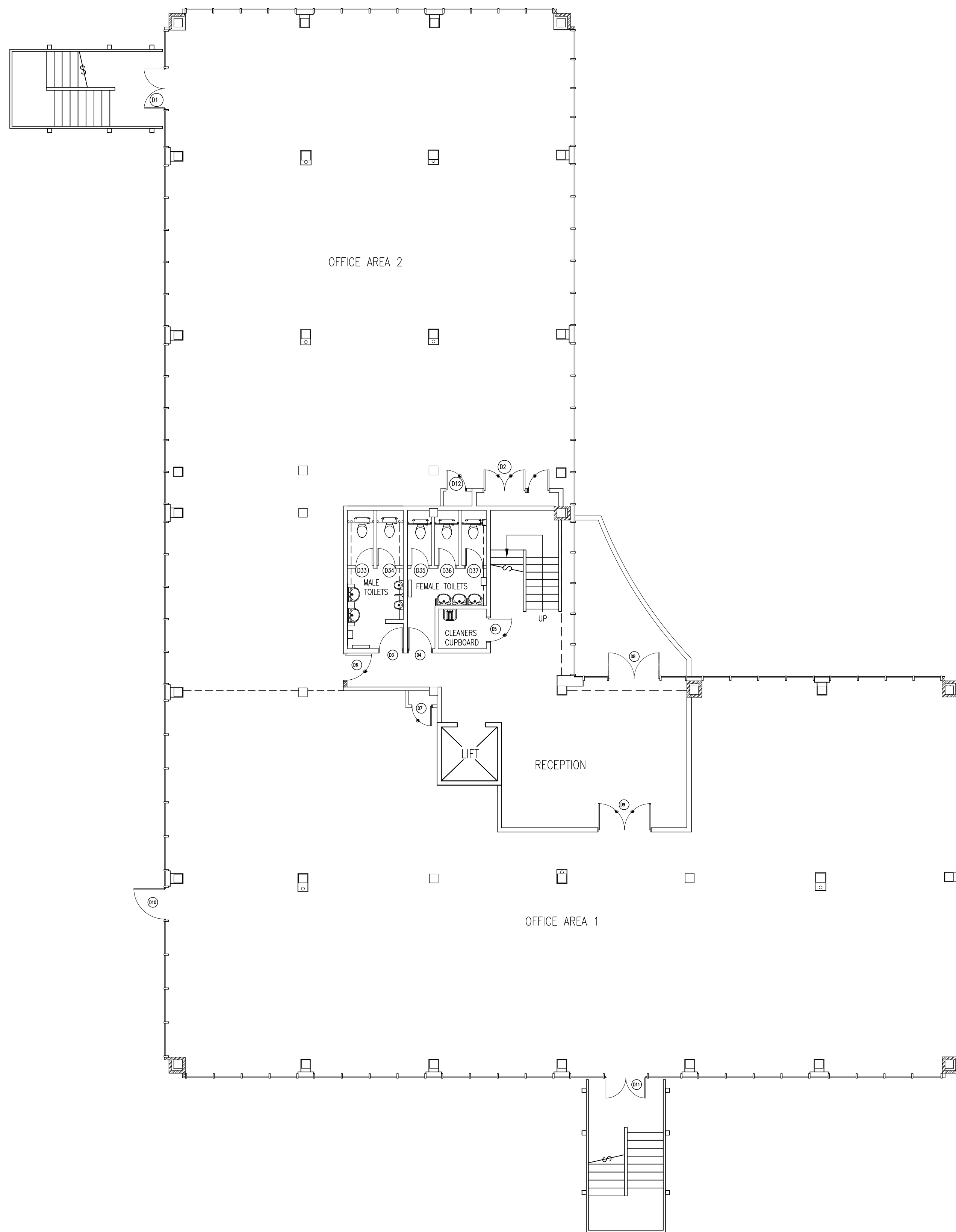
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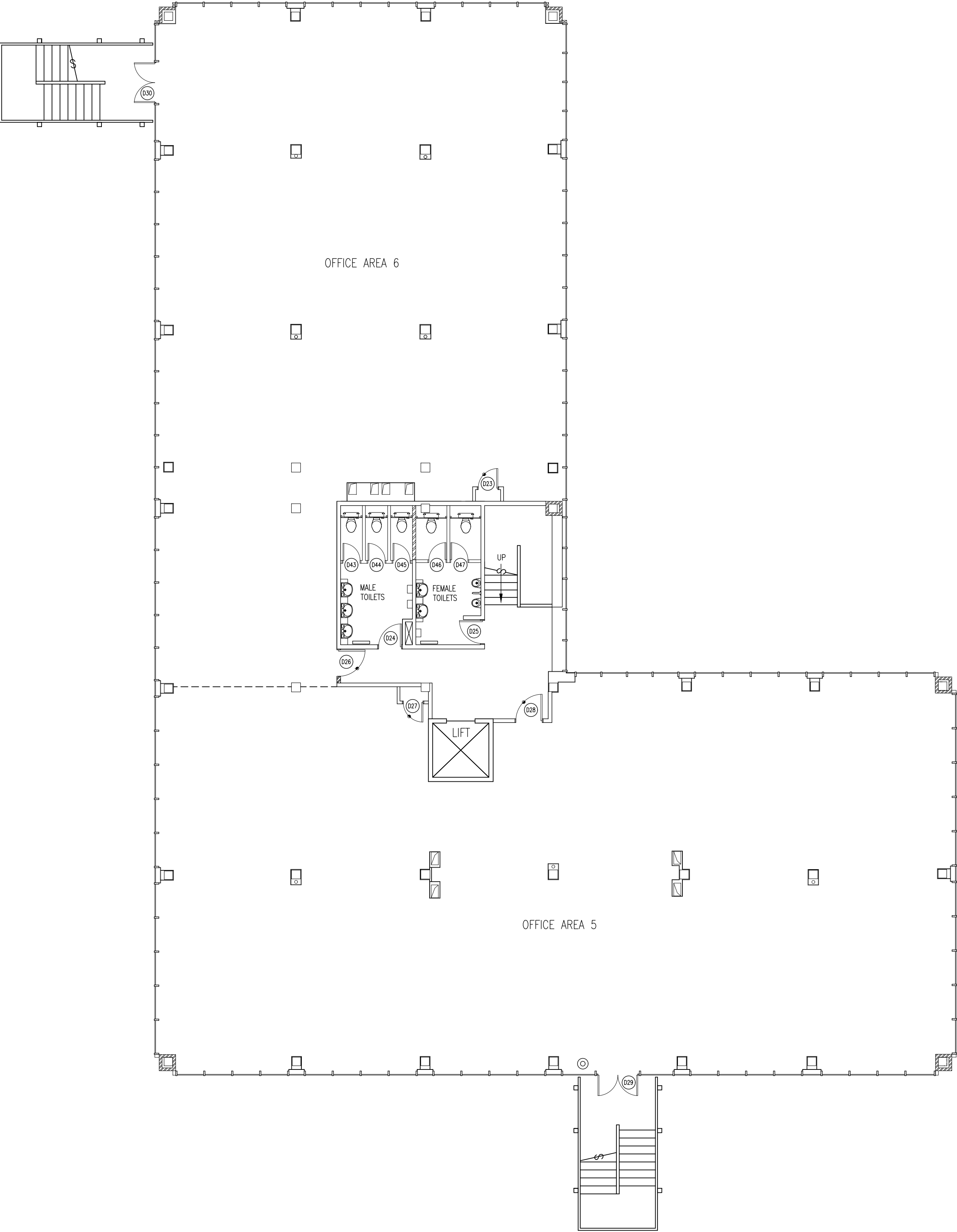




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Nr.	Revision		Date	Ch.	
Title					
GROUND FLOOR PLAN					
Project					
REFURBISHMENT OF FRIARY HOUSE, GODALMING, SURREY					
Client					
BMW (UK) TRUSTEES LTD					
Scale 1:100 @ A1 1:200 @ A3		Drawing Number  2939/107			
Date MAY 2011					
Drawn by AC		Checked by PRA		Revision —	
JOHN COBB AND PARTNERS Chartered Building Surveyors, Chartered Quantity Surveyors Project Managers, Construction Managers and CDM Co-ordination Services Lincoln House, 83 Manor Road Wallington, Surrey SM6 0DE Telephone: 020 8669 3234 Facsimile: 020 8647 0818 E-mail: name.name@johncobb.co.uk www.johncobb.co.uk					





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Title	Author	Year	Journal	Volume	Page
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## SECOND FLOOR PLAN

Project \_\_\_\_\_

# REFURBISHMENT OF FRIARY HOUSE, GODALMING, SURREY

Client \_\_\_\_\_

BMW (UK) TRUSTEES LTD

Scale 1:100 @ A1 1:200 @ A3	Drawing Number  2939/109	
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