



8 Godalming Business Centre

Woolsack Way, Godalming, GU7 1XW

**High quality offices with
excellent parking**

2,452 sq ft
(227.80 sq m)

- 12 car parking spaces
- Extensive landscaped environment
- Leisure area with seating for lunch and outdoor meetings
- Kitchen and 4 x WC's
- Walking distance to town centre / train station

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Summary

Available Size	2,452 sq ft
Rent	£26.00 per sq ft
Rates Payable	£21,956 per annum
Rateable Value	£44,000
Service Charge	£8,570 per annum
EPC Rating	C (73)

Description

Self contained office building over ground and first floor. Double glazed windows with excellent natural light. Raised floor to first floor. Natural aluminium finish 3 compartment perimeter trunking to ground floor. Suspended ceiling with LG3 lights, comfort cooling to first floor, upgraded male and female wc's and kitchenette.

Location

Godalming Business Centre is 2.5 miles from the A3, 5 miles south of Guildford and 14 miles south of the M25. It is a short walk to the town centre, immediately adjacent to Sainsbury's superstore and a few minutes from Waitrose. There is a regular rail service to London Waterloo with a journey time of only 40 minutes.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office	1,236	114.83	Available
1st - Office	1,216	112.97	Available

Terms

8 Godalming Business Centre is available on the basis of a new full repairing and insuring lease for a term to be agreed.

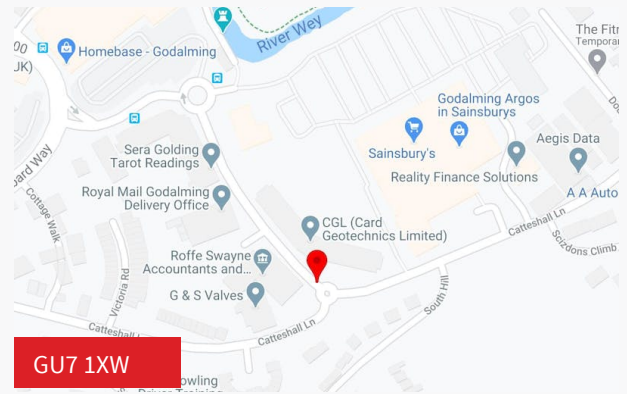
Anti Money Laundering

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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