





## Contemporary Self-Contained Office Building

- Two Floor Modern Office Building
- Attractive Riverside Setting Close to Godalming Town Centre
- Open Sided, Mezzanine First Floor
- Underfloor Heating on Both Floors & Air-Conditioning
- Kitchen, WCs and Shower Facilities
- Impressive Boardroom with Feature Lighting
- Dedicated High-Speed Fibre Internet Connection
- 8 Dedicated Parking Spaces









## Location

Innovation Place is located within short walking distance of Godalming Town Centre and situated in an attractive office estate overlooking the River Wey. Waitrose and Sainsbury's supermarkets are located nearby and both Godalming / Farncombe railway stations are approx. 1 mile away providing regular direct services to London Waterloo.

## Description

The subject building is a modern, self-contained office building forming part of a larger development of offices benefitting from its own dedicated entrance. The majority of the ground floor space is in an open-plan format but also incorporates a fully glazed meeting room / lounge (with AV connectivity) and lockable store room. The offices also benefit from an attractive vaulted ceiling meeting room as well as a kitchen, W/C's and shower. Both floors consist of interior half-height partitioning walls with three internal glazed offices/meeting rooms designed to be semi-permanent and reconfigurable to any incoming tenant. In the back-right corner, there is a self-contained, restricted height storage room providing valuable storage / archiving space. There is an excellent car parking ratio with 8 dedicated spaces included.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,136	105.54	Available
1st	930	86.40	Available
Total	2,066	191.94	

## Terms

New Lease

## Rent

£42,500 per annum Plus VAT

## Price

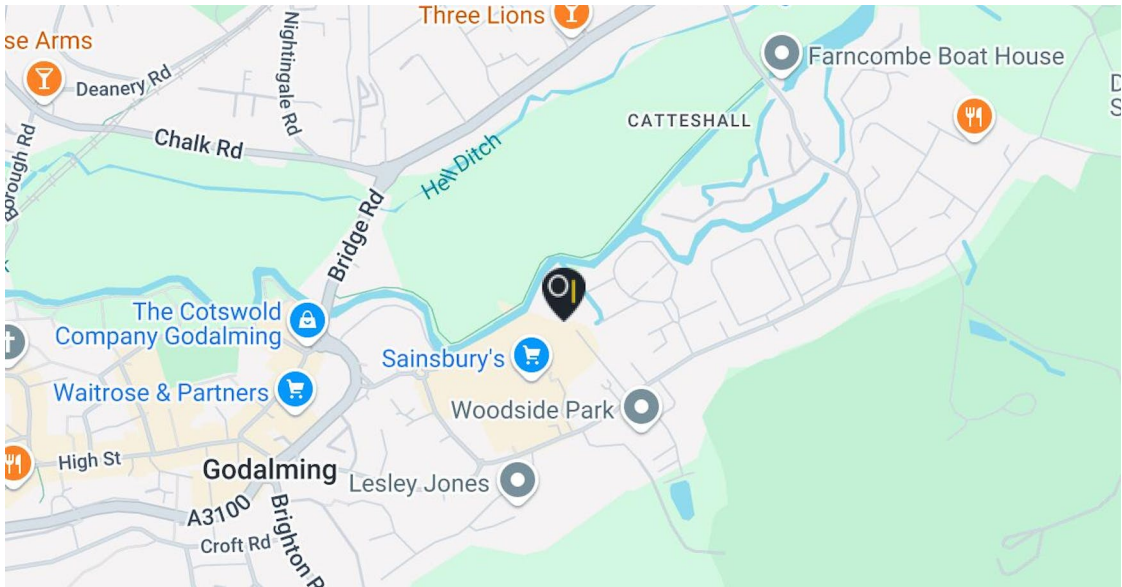
£610,000 Plus VAT

## Rates & Charges

Rateable value: £33,000  
Rates payable: £16,467 per annum

## EPC

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## Contact

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