

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## SERVICED OFFICE SUITE TO LET (ON ALL INCLUSIVE TERMS)



### 84A MEADOW

GODALMING • SURREY • GU7 3HT

**LOCATION:**

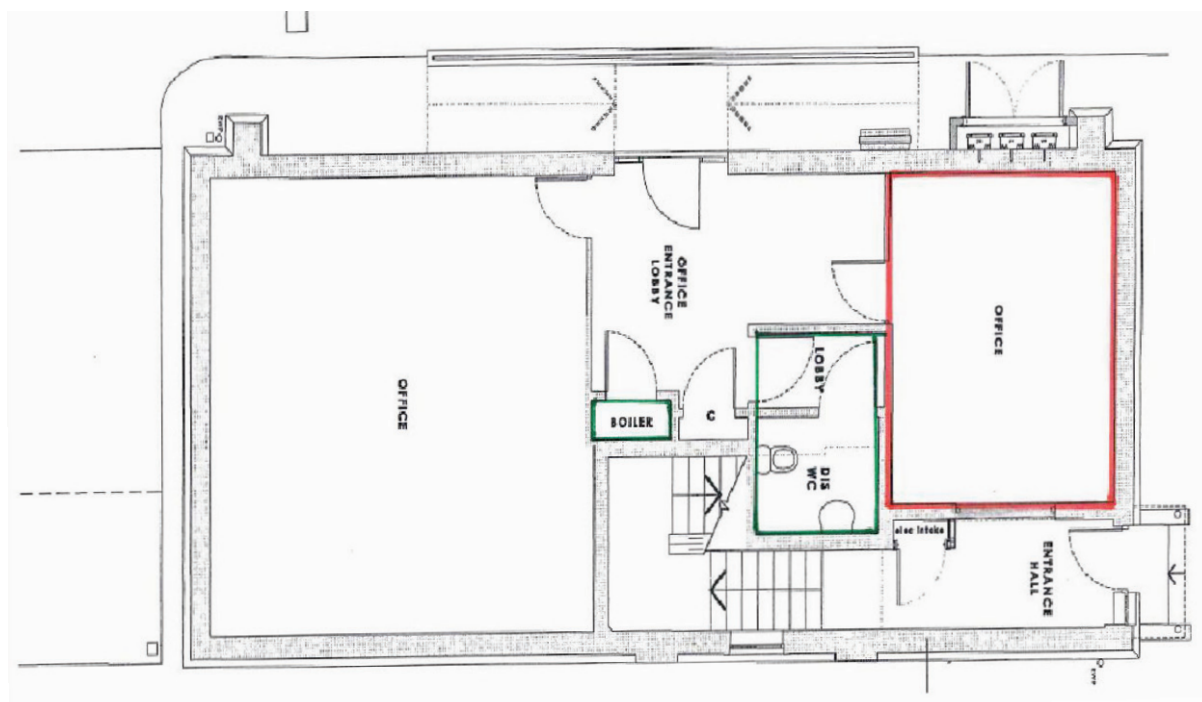
84a Meadow is a 1980's built office on the ground floor of a three storey building. The suite available compromises an attractive office with the use of a shared kitchen and WC, and a shared reception area.

The property is less than 1 mile from Godalming Town Centre and about 1/2 mile from Farncombe Main Line Station. Guildford is about 3 miles, The A3 Trunk road about 2 miles at Compton.

# 84A MEADOW

GODALMING • SURREY • GU7 3HT

- TERMS:** A licence to occupy based on a minimum period of 12 months is available. All inclusive occupational fee of £500.00 per month (vat not applicable) which includes Heating/lighting/power/rates/insurance (building)/cleaning of common parts. It does not include Telecom costs.
- Parking is available opposite in the Waverly Borough Council car park.
- DEPOSIT:** A deposit of 3 months rent will apply, plus the cost of the Licence to Occupy (£250+vat)
- ACCOMMODATION:** See plan below. Approx. 15'0 x 12'0 (180 sq ft)
- RENT:** **£6,000.00** (£500.00 pcm).
- VAT:** VAT is not applicable.
- VIEWING:** Strictly by prior appointment through the **Joint Sole Agents, Gascoignes.**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

**NOTE:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.