

SUBSTANTIAL DATA CENTRE/HQ FACILITY

Suitable for Office/Industrial/Hi Tech/Storage premises or a combination thereof

TO LET (MAY SELL)

+ 1/2 acre site located to the rear which is available by way of separate negotiation

30,000 sq ft (2,787 sq m) approx



AEGIS ONE DATA PARK • CATTESHALL LANE • GODALMING • SURREY • GU7 1LB

LOCATION:

The premises are situated in Catteshall Lane close to Sainsbury's and the town centre which provides an assortment of shops and facilities. The property is a short walk from Godalming main line station which provides a fast and frequent service to London (Waterloo). Godalming is an established commercial district with good road connections; the A3 is within 1½ miles and provides a direct link to Portsmouth and to London and the national motorway network via Junction 10 of the M25 motorway a resident population of some 21,804 persons (2011 census).

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

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DESCRIPTION:

The property comprises as purpose-built Data Centre built in 2012 comprising some 30,000 sq ft approx of space with ample scope to extend/alter. The accommodation is presently configured so as to provide a self-contained suite of offices fronting Catteshall Lane behind which are two floors of broadly open plan space that could be used for an assortment of uses subject to obtaining the requisite planning consent. Loading and access doors are provided to the rear of the property. Additional amenities include the provision of Air Conditioning/ample WC and kitchen facilities, extensive internal and external lighting systems, intruder alarms and secure gated entry/exit points, and a substantial 7.7 mva power supply.

NOTE: Additionally, located to the rear of the subject building and abutting same is a level ½ acre site that prospective Tenants/Purchasers might consider. The site might be suitable for additional parking, storage, or for alternative use(s) subject to planning.

AMENITIES:

- Close town centre
- Modern offices arranged to provide open plan and private office areas
- High quality glazed partitioning
- Raised floors and suspended ceilings with recessed LED lighting
- Kitchen and separate male, female and disabled persons WC facilities
- On-site car parking
- Air conditioning

ACCOMMODATION: (floor areas approx)

Lower Ground Floor

First Floor (s/c front Offices)

First Floor (Data Centre/Office)

Total 30,000 sq ft (2,787 sq m)

TERMS:

The property is available by way of a new lease on terms to be agreed, alternatively our clients may consider a sale of the Freehold.

RENT:

Details upon application.

The site to the rear is available by way of separate negotiation.

VAT:

VAT will apply.

BUSINESS RATES:

Prospective Tenants/Purchasers should make their own enquiries to Waverley Borough Council.

SERVICE CHARGE:

A service charge will be levied to cover the maintenance of Insurance and Common parts.

LEGAL COSTS:

Each party to bear their own costs.

VIEWING:

Strictly by prior appointment through the **Joint Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



Peter Bellion
peter@kingstons.net

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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.



FRONT FACADE



REAR GOODS ROLLER SHUTTER ACCESS



REAR VEHICLE & PEDESTRIAN SECURITY GATES



FRONT OFFICES – 2000 ft²



1ST FLOOR MAIN HALL – VAULTED



GROUND FLOOR MAIN HALL



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VACANT HARDSTANDING LAND



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