



TO LET
EXCELLENT OFFICE WITH B1 USE
1,087 sq ft of Commercial Space
Plus two parking spaces.
More spaces may be available at extra cost.



UNIT 2 MARKET MEWS • GREAT GEORGE STREET • GODALMING • SURREY • GU7 1GN

LOCATION:

Located in centre of Godalming Town, with nearby Shop s, Offices and Restaurants, Banks etc. Godalming is a thriving Town, four miles south of Guildford, 2 miles off the A3 trunk road, M25 at Junction 10 is about 20 minutes drive. Heathrow and Gatwick are both within easy reach. Godalming main line station to Waterloo 45 minutes.

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

T: 01483 538131 F: 01483 557549

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DESCRIPTION:

Unit 2 Market Mews is in a good location in Godalming Town, directly opposite the main car park (Crown Court) and has excellent visibility. The property has a large open plan space with electric heating throughout and staircase to main office area. Constructed of brick and stone under a pitched roof. The property has been comprehensively renovated and includes up to two car parking spaces to the rear of the property.

ACCOMMODATION:

Please note that the sizes quoted are approximate:

Main Office Area: 51'09" x 20'11" = 1,087.3sqft.

Includes WC and staircase to main Office area.

PLANNING:

Current use B1 office.

TERMS:

A new full repairing and insuring lease is available for a number of years to be agreed.

EPC:

C 55.

RENT:

£20,000.00 Per Annum Exclusive.

VAT:

The premises are not elected for VAT.

RATES:

£11,250.00 pa so this qualifies for 100% small business rate relief.

VIEWING:

The premises are available to view strictly by prior appointment through the Joint Sole Agents.



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NOTE:

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