

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

**SUPERB FIRST FLOOR CHARACTER OFFICES**  
*Queen Street Courtyard – 1,500 sq ft (139 sq m) approx*  
**TO LET ON NEW LEASE**



**QUEEN STREET COURTYARD**

**QUEEN STREET • GODALMING • SURREY GU7 1BA**

**LOCATION:**

Queen Street Courtyard is an attractive Grade II listed building providing principally first floor office accommodation conveniently placed for Godalming's shops, cafés and restaurants. Crown Court and Queen Street public car parks are located meters from the building providing ample car parking. Godalming railway station (London to Portsmouth main line) is also nearby, and there is easy access to the A3, M25 [Junction 10] and by extension the national motorway network, South Coast and Gatwick/Heathrow international airports.

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

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

**w: www.gascoignes.com e: enquiries@gascoignes.com**

# QUEEN STREET COURTYARD

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**DESCRIPTION:** Queen Street Courtyard comprises some 1,500 sq ft of office accommodation together with Male and Female WC facilities and a large kitchen area on the ground floor. The offices are principally located on the first floor and provide open plan accommodation with good natural light. There is also a large meeting room with sliding timber/glass screen doors. The property has been tastefully renovated and boasts many period features such as exposed brickwork and beams, an inglenook fireplace and stone flooring in places together with modern features such as plastered and painted walls, recessed spot lighting and durable office carpet.

Amenities include emergency lighting, smoke detectors, intruder alarm, ample power points and network cabling in addition to air conditioning.

**ACCOMMODATION:** (all areas are gross and internal)

Ground Floor Kitchen Area	4.44 x 2.92
<i>Separate Male &amp; Female WC Facilities</i>	
First Floor Office 1	926 sq ft
First Floor Office 2	220 sq ft
Mezzanine	239 sq ft

**TERMS:** The property is available on a new lease for a term to be agreed.

**RENT:** £30,000.00 per annum exclusive.

**VAT:** The premises are elected for VAT.

**LEGAL COSTS:** Each party to bear their own professional and legal costs.

**RATES:**

Description:	Offices and Premises
Rateable Value:	£16,750.00
Rates Payable:	£8,257.75 (for the year 2015/16)

**VIEWING:** The premises are available to view strictly by prior appointment through the **Joint Sole Agents:**



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

James Gray  
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**NOTE:**

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# Energy Performance Certificate

Non-Domestic Building



GROUND AND FIRST FLOOR OFFICE SUITE WITH MEZZANINE  
Queen Street Courtyard  
GODALMING  
GU7 1BA

Certificate Reference Number:  
0221-0530-2419-7193-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 220

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	166
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	287.73

## Benchmarks

Buildings similar to this one could have ratings as follows:

60 If newly built

133 If typical of the existing stock