

**MODERN OFFICES
WITH PARKING
TO LET**



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**GROUND FLOOR, UNIT 3, LANGHAM PARK,
CATTESHALL LANE, GODALMING, GU7 1NG**

Open plan office floor

142.34 sq m (1,532 sq ft)

4/5 parking spaces

c.650 metres from Godalming town centre



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

Langham Park is situated on Catteshall Lane with easy access from A3100. The building is within a small estate of modern offices, c.650 metres from Godalming town centre and c.250 metres from Sainsbury's superstore and Royal Mail sorting office.

Description

Modern office space on the ground floor of a semi detached office building. The offices are mainly open plan with a raised floor, suspended ceiling, category II lighting, double glazing comfort cooling, kitchen and WC facilities. There are 3 car spaces adjacent to the building and a further space (possibly 2 if cars are parked in tandem) a short distance away.

Accommodation

The accommodation is approximately as follows:

Ground Floor 142.34 sq m 1,532 sq ft

Rent

£26,800 per annum.

Lease

A new lease is available for a term to be agreed.

Rates

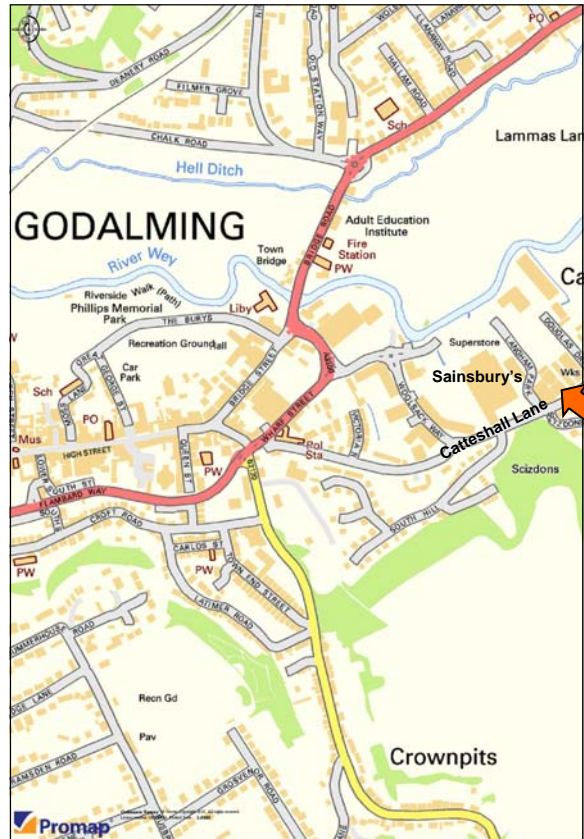
Rateable value: £24,750
Rates payable: £11,904.75 (2010/2011)

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint sole agents:



or

Castle Wildish
01932 225514

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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