

TOWN CENTRE OFFICES WITH PARKING

TO LET

**Owen Shipp**
CHARTERED SURVEYORS

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www.owenshipp.co.uk



79-81 HIGH STREET, GODALMING, GU7 1AW

Self Contained Office Suites

164.90 sq m (1775 sq ft) and 117.90 sq m (1269 sq ft)

Mainly Open Plan

On Site Parking



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

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Location

The offices are in a central location in the heart of Godalming close to NatWest Bank, WHSmith, Boots and Caffè Nero. Godalming mainline station is a short walk away and the A3 junction approximately 2 miles.

Description

The offices, situated on the first and second floors, are self contained and mainly open plan. There is pedestrian access directly off the High Street and parking in a rear car park.

Accommodation

The net internal area is approximately as follows:

First Floor	164.90 sq m	1775 sq ft
Second Floor	117.90 sq m	1,269 sq ft

Rent

Please call the agent for quoting rent: terms dependent on length and type of agreement.

Lease

The premises are available on new effective full repairing and insuring leases for terms to be agreed.

Rates

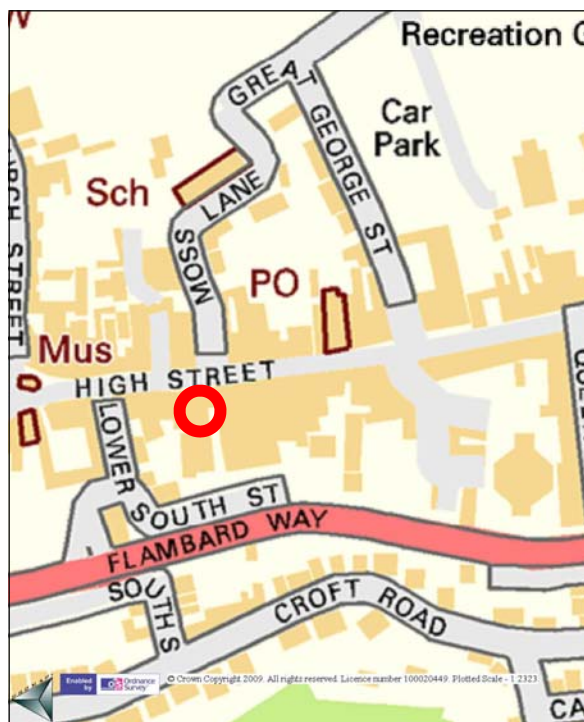
First Floor	Rateable value: £15,250
	Rates payable: £7,396.25 (2009/2010)
Second Floor	Rateable value: £11,000
	Rates payable: £5,335 (2009/2010)

Legal Costs

The incoming tenant to bear our client's legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the joint sole agents:



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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