

OFFICES WITH PARKING
(also suitable for D1 use subject to planning)

FOR SALE OR TO LET



01483 450115

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**UNITS C,D & E CATTESHALL MILL,
CATTESHALL ROAD, GODALMING, GU7 1NJ**

Established Commercial Location

Air conditioned offices

Mainly open plan space

Approx. 1,900 sq ft (176.5 sq m) - 3,919 sq ft (364.05 sq m)

On site parking for 8-9 cars

D1 use subject to planning



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

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Location

The premises are in a well established commercial location and next to Godalming Health Centre about 1 mile from Godalming town centre and 4 miles from Guildford. Godalming and Farncombe stations are about 1 mile away.

Description

Mainly open plan office space on two floors. The offices are air conditioned. Kitchen and WC facilities. The offices could be split into 2 units. There are 8-9 car parking spaces for the whole. Further parking may be available on a licence agreement. We believe a Class D1 use could be obtained, and if so, these premises might be suitable for a dental surgery or other medical uses being situated next to the Godalming Health Centre.

Accommodation

The net internal area is approximately as follows:

Ground floor	203.22 sq m	2,188 sq ft
First Floor	160.83 sq m	1,731 sq ft
Total	364.05 sq m	3,919 sq ft

Available as a whole or as 2 units of approx. 1,900 sq ft.

Sale

Offers invited for the freehold interest.

Lease

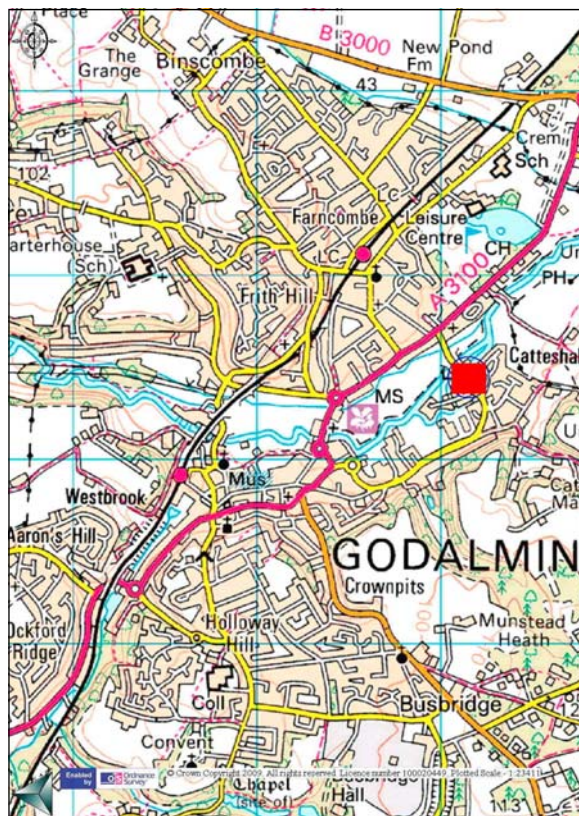
New full repairing and insuring leases to be granted for a term to be agreed. Rent on application.

Rates

Rateable value: £42,750
Rates payable: £17,698.50 (2010/2011)

Legal Costs

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



Energy Performance Certificate

Please refer to agent for details.

Viewing

Strictly by appointment with the joint sole agents:



or
Cambric Charles
01483 424347

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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