

**OFFICE SUITES IN
AIR CONDITIONED BUILDING
TO LET**



01483 450115

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**COURTYARD HOUSE, MILL LANE,
GODALMING, GU7 1EY**

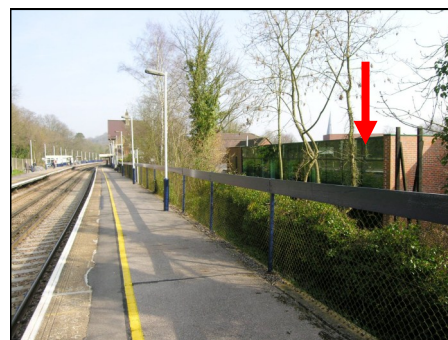
Office Suites in Established Business Centre

269 sq ft and 453 sq ft

Inclusive Rent

Adjacent to Godalming Station

Car parking



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

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Location

Courtyard House is only 100m from Godalming railway station and c. 300 m from the High Street as well as being only 5 miles from the major facilities of Guildford town centre. Gatwick is 29 miles away and Heathrow 31 miles.

Description

Office suites in an established popular business centre adjacent to Godalming station. Situated within a two storey air conditioned office building with entryphone access to each office. Cat 5 cabling and Cat II lighting. Suite 5/6 includes two car spaces, Suite 10 includes 1 space. Further spaces may be available.

Accommodation

The accommodation is approximately as follows:

Suite 5/6	453 sq ft	42 sq m
Suite 10	269 sq ft	25 sq m

Rent

Suite 5/6: £1,135 per calendar month.
Suite 10: £675 per calendar month.

The monthly fee is **inclusive** of outgoings such as water rates, buildings insurance, electricity, air conditioning maintenance, cleaning and maintenance of common parts. VAT is chargeable on the rent.

Rates

Business rates will be the responsibility of the licensee as reliefs are available to the occupier of up to 100% until March 2013.

Licence

Flexible agreements are available. A rental deposit and references may be required.

Legal Costs

A fee of £200 plus VAT will be charged for drawing up the licence agreement.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the 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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