

**OFFICE BUILDING  
FOR SALE OR TO LET**



**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**



**PRIMROSE PLACE, PORTSMOUTH ROAD,  
GODALMING, SURREY GU7 2JW**

Prominent position on A3100

37.90 sq m (408 sq ft)

1 mile from Godalming centre

Parking space

Freehold or leasehold



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

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**Location**

The premises are located on the Portsmouth Road (A3100) between Godalming and Milford. Godalming centre is about 1 mile and Guildford about 5 miles. There is access to the A3 at Milford about 2 miles away.

**Description**

The property is a single storey building with open plan office space and WC. There is a single parking space with the offices.

**Accommodation**

The accommodation is approximately as follows:

Office	37.90 sq m	408 sq ft
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**Tenure**

Guide price of £100,000 for the freehold interest  
OR  
A new 5 year full repairing and insuring lease to be granted at a rent of £7,000 per annum.

**Rates**

Rateable value: £9,700  
Rates Payable: £4,442.60 (2012/2013)  
  
Small business rates relief may be available.

**Legal Costs**

Each party to bear their own legal costs incurred in the transaction.



**Energy Performance Certificate**  
Non-Domestic Building

HM Government

Primrose Place  
Portsmouth Road  
GODALMING  
GU7 2JW

Certificate Reference Number:  
0693-0737-2830-3600-7903

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/epbc/](http://www.communities.gov.uk/epbc/)

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**202** This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 44  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 163.58

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**36** If newly built

**97** If typical of the existing stock

**Viewing**

Strictly by appointment with the sole agents:

**Owen Shipp**  
COMMERCIAL

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