

**1ST & 2ND FLOOR OFFICES**

**TO LET**  
**REDUCED RENT**

**Owen Shipp**  
CHARTERED SURVEYORS

**01483 450115**

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



**REGENCY HOUSE, 6B QUEEN STREET,  
GODALMING, GU7 1BD**

Available separately if required

First Floor 66.89 sq m (720 sq ft)

Second Floor 42.36 sq m (456 sq ft)

Godalming Town Centre



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

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### Location

The premises are situated in Godalming town centre with good access to local amenities. The A3 London to Portsmouth road can be accessed at nearby Farncombe or Milford. The M25 can be reached via the A3 and is accessible north of Guildford.

### Description

Modern refurbished offices with separate entrance off Queen Street. The offices are open plan with a partitioned meeting room on the first floor. There is air conditioning on the first floor. The landlord may be able to arrange parking locally.

### Accommodation

The net internal area is approximately as follows:

|              |             |            |
|--------------|-------------|------------|
| First floor  | 66.86 sq m  | 720 sq ft  |
| Second Floor | 42.36 sq m  | 456 sq ft  |
| Total        | 109.22 sq m | 1176 sq ft |

### Rent

First Floor: £10,000 p.a. exclusive  
Second Floor: £7,500 p.a. exclusive  
Available separately or as a whole.  
VAT is payable on the rent.

### Lease

New lease(s) are available on flexible terms to be agreed.

### Rates

#### First floor

Rateable value: £10,750

Rates payable: £5,213.75 (2009/2010)

#### Second Floor

Rateable value: £5,400

Rates payable: £2,597.40 (2009/2010)

### Legal Costs

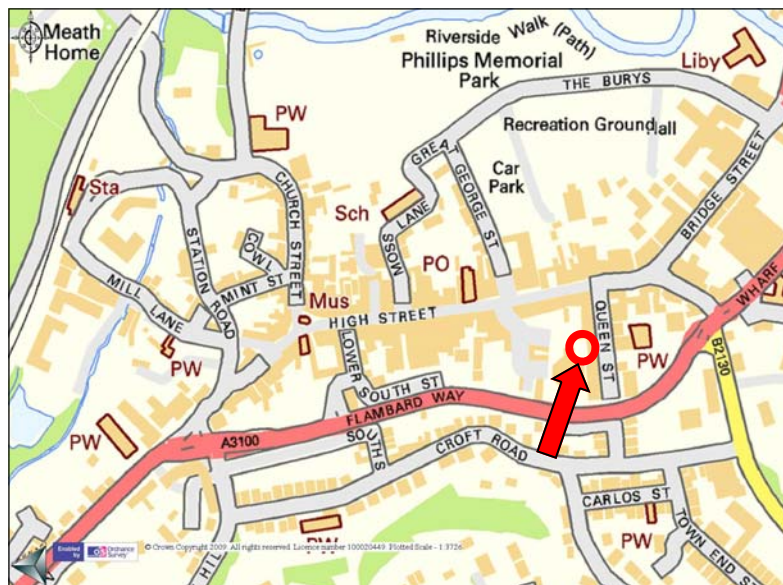
The incoming tenant to bear our client's legal costs incurred in the transaction.

### Energy Performance Certificate

EPC rating: C

### 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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