



# 8 Godalming Business Centre, Woolsack Way, Godalming

Godalming, Surrey, GU7 1XW

## High Quality Offices with Excellent Parking

Size	2,416 sq ft (224.45 sq m)
EPC Rating	This property has been graded as 73(C)

## Key Points

- > 12 Car Parking Spaces
- > Extensive Landscaped Environment
- > Leisure Area with Seating for Lunch & Outdoor Meetings
- > Kitchen & 4 x WCs
- > Walking Distance to Town Centre/Train Station

## Location

Godalming Business Centre is 2.5 miles from the A3, 4 miles south of Guildford and 14 miles south of the M25. It is a short walk to the town centre, immediately adjacent to Sainsbury's superstore and a few minutes from Waitrose. There is a regular rail service to London Waterloo with a journey time of only 40 minutes.

## Description

Self-contained office building over ground and first floor. Double glazed windows with excellent natural light. Raised floor to first floor. Natural aluminium finish 3 compartment perimeter trunking to ground floor. Suspended ceiling with LG3 lights, comfort cooling to first floor, upgraded male and female WCs and kitchenette.

## Terms

8 Godalming Business Centre is available on the basis of a new full repairing and insuring lease for a term to be agreed. Alternatively a sublease/assignment could be available (the current lease expires 11th December 2027 with a Lessee only break option/rent review on 11th December 2022. Full details on application.

## Rates & Charges

### Business Rates

Rates Payable: £20,867 per annum

(based upon Rateable Value: £42,500 and UBR: 49.1p)

## EPC Rating

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## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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