



## Godalming Business Centre

Woolsack Way Godalming GU7 1XW

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High quality offices in an established landscaped environment  
2,416 sq ft (224 sq m) To Let







## LOCATION

Godalming Business Centre is very well located just a short walk to Godalming town centre, immediately adjacent to Sainsbury's superstore and a few minutes from Waitrose. The A3 is easily accessible and there is a regular rail service to London Waterloo.

| By Rail (fastest) | Mins | By Road   | Miles |
|-------------------|------|-----------|-------|
| Guildford         | 6    | A3        | 2.5   |
| Woking            | 14   | Guildford | 4     |
| London Waterloo   | 40   | M25 J10   | 14    |



## DESCRIPTION

8 Godalming Business Centre is a self-contained office building over ground and first floors. The fully fitted offices benefit from double glazed windows with excellent natural light, raised floor and comfort cooling to the first floor and suspended ceiling with LG3 lights. There is also natural aluminium finish 3 compartment perimeter trunking to the ground floor.



## TERMS

8 Godalming Business Centre is available on the basis of a new full repairing and insuring lease for a term to be agreed. Full details on application.



## CONTACT

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

**WADHAM AND ISHERWOOD**  
11 Quarry Street, Guildford Surrey GU1 3UY  
**01483 300176**  
[www.wadhamandisherwood.co.uk](http://www.wadhamandisherwood.co.uk)

Peter Da Silva  
[pds@wadhamandisherwood.co.uk](mailto:pds@wadhamandisherwood.co.uk)

Andrew Gubbins  
[ag@wadhamandisherwood.co.uk](mailto:ag@wadhamandisherwood.co.uk)

**CURCHOD & CO**  
**01252 710822**  
[curchodandco.com](http://curchodandco.com)

Nick Reeve  
[nreeve@curchodandco.com](mailto:nreeve@curchodandco.com)

Matt Seary  
[mseary@curchodandco.com](mailto:mseary@curchodandco.com)



## KEY FEATURES

- > 12 car parking spaces
- > Extensive landscaped environment
- > Leisure area with seating for lunch & outdoor meetings
- > Upgraded kitchenette & male/female WCs
- > Walking distance to the town centre / Godalming train station



## EPC

This property has been graded as 73(C)