



GROUND FLOOR OFFICES

with EXCELLENT CAR PARKING

1,971 sq ft (183.11 sq m) approx

TO LET



6 GODALMING BUSINESS CENTRE

WOOLSACK WAY • GODALMING • SURREY • GU7 1XW

LOCATION:

6 Godalming Business Centre is approximately 2 1/2 miles from London to Portsmouth A3 trunk road which leads onto Junction 10 of the M25 and the national motorway network beyond. Godalming Business Centre is immediately off Woolsack Way to the east of Godalming town centre between Flambard Way and Catteshall Lane. There is a short walk to the town centre with all local amenities at hand. Godalming train station regularly runs a main line service into London Waterloo with a journey time of approximately 40 minutes.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION:

Godalming Business Centre in a well established high class business park comprising a terrace of modern high quality office buildings. Unit 6 comprises the ground floor, which is arranged primarily open plan although has currently provision to provide a mixture of private offices and open areas.



AMENITIES:

- Comfort Cooling
- Suspended Ceiling
- Cat II Inset Lighting
- Gas Central Heating
- Kitchen
- Excellent Car Parking Provision
- Self Contained Accomodation



ACCOMMODATION:

Ground Floor Office Suite:
1,971 sq ft (183.11 sq m) approx.

TERMS:

The offices are available on a flexible sub lease up to a term of 4½ years.

RENT:

£16.00 per sq ft exclusive.

VAT:

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES:

[see also: www.voa.gov.uk]

Rateable Value: £29,250.00
Description: Offices & Premises
Rates Payable (2010/11): £12,109.50 approx.

LEGAL COSTS:

The ingoing tenant will be responsible for both parties reasonable legal costs incurred in the transaction.

VIEWING:

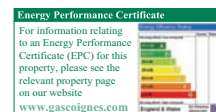
Strictly by prior appointment through the **Joint Sole Agents:**



Andrew Russell
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Martin Dare
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