

# Gascoignes

CHARTERED SURVEYORS  
www.gascoignes.com

Commercial Agents • Surveyors and Valuers • Development Consultants • Property Managers • Land and Town Planning Consultants

## GROUND FLOOR OFFICE PREMISES

WITH 3 PARKING SPACES

*1,225 sq ft (114 sq m) approx*

### TO LET



### THE TANNERS • 75 MEADOW • GODALMING • SURREY • GU7 3HS

#### LOCATION:

The premises are situated in a prominent position with direct frontage to the A3100 [Guildford to Godalming Road] close to Godalming town centre

Godalming benefits from a variety of shops, restaurants, town centre facilities and amenities. The railway station is approximately 1.25 miles distant and provides a regular service to London [Waterloo] in approx. 40 minutes.

**Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU**

**Tel: 01483 538131**

**Fax: 01483 557549**

**WEBSITE: [www.gascoignes.com](http://www.gascoignes.com)**

**EMAIL: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

## THE TANNERS • 75 MEADOW • GODALMING • SURREY • GU7 3HS

**DESCRIPTION:** The available suite forms part of a 2-storey office building, prominently located on the corner of Meadow and Kings Road on the Guildford side of Godalming. The available office suite comprises some 1,225 sq ft of broadly open plan accommodation

**ACCOMMODATION:** [all areas approx.]  
The premises are arranged as follows:-  
Communal Entrance Lobby  
Ground Floor Offices- 1,225 sq ft  
Communal shared kitchen and W.C. facilities

**AMENITIES:**

- On site car parking (3 spaces)
- Male and Female WC facilities
- Communal kitchen
- New carpets
- Electric thermostatically controlled heating
- Suspended ceilings & recessed lighting
- Single & double-glazed window units

**LEASE TERMS:** Our clients would consider an assignment of their lease, which is held for a term of 25 years from 15th June 1990 (approx. 8 years unexpired).

Alternatively, they would consider a sub-letting on a new lease for a term to be agreed at a rent of:-

**RENT:** **£15,000 per annum exclusive**

**VAT:** All prices, outgoings and rentals referred to within these details do not include VAT, which may be chargeable.

**SERVICE CHARGE:** The current on-account service charge is approx. **£2,000 pa**

**RATES:** We are verbally informed by Waverley Borough Council of the following:

Rateable Value:	£19,750.00
UBR:	44.40p in the £ [2007/08]
Rates payable:	<b>£8,769.00 pa</b> [approx.]

**LEGAL COSTS:** Both parties' reasonable legal costs to be borne by the ingoing tenant.

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



**Contact: Andrew Russell**  
**[andy@gascoignes.com](mailto:andy@gascoignes.com)**



**Tel: 01483 538131**

**NOTE:**

Gascoignes for themselves and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.