

**RE-AVAILABLE AFTER ABORTIVE  
NEGOTIATIONS**

**SUBSTANTIAL DATA CENTRE  
HQ FACILITY**

Suitable for Office/Industrial/Hi Tech/Storage  
premises or combination thereof

**TO LET as a whole or 1<sup>st</sup> floor office  
suite can be let separately**

**Kingstons**

Commercial Property Consultants

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**AEGIS ONE, SURREY DATA PARK, CATTESHALL LANE, GODALMING, SURREY GU7 1LB**

- *Close to town centre*
- *Modern offices providing open plan and private office areas*
- *Rear loading doors and goods lift*
- *Clear height ground floor 3.85m and first floor 5.14m*
- *Extensive internal and external lighting systems*
- *Kitchen and separate male, female and disabled persons WC facilities*
- *On-site car parking*
- *Air-conditioning*
- *Floor loading ground floor 34 KN/m<sup>2</sup>*
- *First floor 15 KN/m<sup>2</sup>*
- *Access to 1GB per second Broadband*

**27,816 sq ft (2,584.18 sq m)**  
**(excluding rear deck area)**

*Kingstons is the trading name of Kingstons (Guildford) Limited  
Registered in England and Wales No. 6204957 at 1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU  
[www.kingstons.net](http://www.kingstons.net)*

## Location

The premises are situated in Catteshall Lane close to Sainsbury's and the town centre which provides an assortment of shops and facilities. The property is a short walk from Godalming mainline station which provides a fast and frequent service to London Waterloo. Godalming is an established commercial district with good road connections; the A3 is within 1½ miles and provides a direct link to Portsmouth and to London and the national motorway network via Junction 10 of the M25 motorway.

## Description

The property comprises a purpose-built Data Centre built in 2012 comprising some 28,000 sq ft approx of space with ample scope to extend/alter, given the floor to ceiling height, thus providing scope to instal additional floor space. The accommodation is presently configured so as to provide a self-contained suite of offices fronting Catteshall Lane behind which are two floors of broadly open plan space that could be used for an assortment of uses subject to obtaining the requisite planning consent. Loading and access doors are provided to the rear of the property.

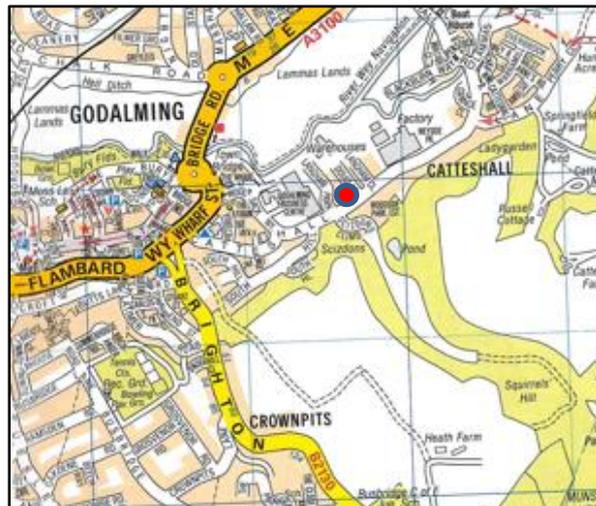
## Accommodation (approx. floor areas)

	sq ft	sq m
Ground floor warehouse	13,813	1,283.34
First floor offices *	2,328	216.23
First floor data hall	<u>11,675</u>	<u>1,084.61</u>
<b>Total</b>	<b>27,816</b>	<b>2,584.18</b>

## Rent

Details upon application. VAT will apply.

## Location Map



## Tenure

The property is available by way of a new lease on terms to be agreed.

## Rates

Prospective tenants should make their own enquiries to Waverley Borough Council.

## Service Charge

A service charge will be levied to cover the maintenance of insurance and common parts.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Energy Performance Certificate

The building has an EPC rating of C65.

*\*1st floor offices can be let separately at a rent of £42,500 per annum exclusive.*

## Viewing & further information

Strictly by prior appointment with joint sole letting agents:



Peter Bellion  
07905 419795  
[peter@kingstons.net](mailto:peter@kingstons.net)

Andy Russell / Rod Walmsley  
07956 618662 / 07970 047544  
[andy@gascoignes.com](mailto:andy@gascoignes.com)  
[rod@gascoignes.com](mailto:rod@gascoignes.com)



*Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.*

*Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.*

**AEGIS ONE DATA PARK - CATTESHALL LANE - GODALMING - SURREY - GU7 1LB**



***Data centre 1<sup>st</sup> floor***



***Data centre***



***Rear loading door***



***Security gates from Langham Park***



***Rear Gate House***



***Typical 1<sup>st</sup> floor office***