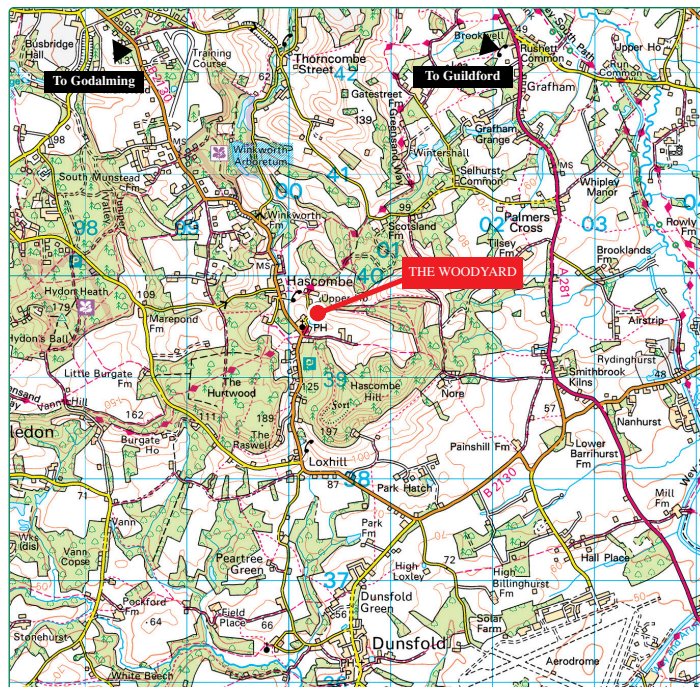


Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

2 x WORKSHOP/STUDIO/OFFICE SPACE TO LET (NEW LEASE)

1,000 sq ft (93 sq m) - 2,000 sq ft (8186 sq m) approx



THE WOODYARD

CHURCH LANE • HASCOMBE • GODALMING • SURREY • GU8 4JF

LOCATION:

The premises are situated in the village of Hascombe, a picturesque Surrey Village situated approximately 3 miles from Godalming where an assortment of shops and amenities are available.

Road communications are good with the Hascombe/Godalming Road providing a direct route to Godalming to the North whilst Cranleigh is located some 3 miles to the East.

A regular rail service to London (Waterloo) is also available from Godalming station.

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

T: 01483 538131 F: 01483 557549

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

THE WOODYARD

CHURCH LANE • HASCOMBE • GODALMING • SURREY • GU8 4JF

- DESCRIPTION:** The available accommodation comprises 2 x refurbished workshop units each extending to some 1,000 sq ft approx. Each unit provides broadly open plan space with access via double doors. A separate WC/Kitchen block is located adjacent to the units with the intention that this will provide shared WC/Kitchen facilities. Ample parking is available on-site amidst semi landscaped and gated grounds.
- ACCOMMODATION:** Each unit is arranged to provide the following approximate Gross Internal floor areas:
Unit 1 – 1,000 sq ft (93 sq m)
Unit 2 – 1,000 sq ft (93 sq m)
Kitchen/WC block
- TERMS:** Each unit is available by way of a new lease for a term to be agreed.
- RENT:** **£7,750.00 per annum** per unit.
- PLANNING:** We are advised that the permitted use is for B1 (Office/Studio) and B8 (Warehouse) Use.
- BUSINESS RATES:** Each party should make their own enquiries but it is likely that most occupiers will be able to benefit from Business Rates exemption
- VAT:** VAT is not applicable on the rent.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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NOTE:

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