

**TOWN CENTRE  
OFFICES  
TO LET**



**EGi's Most Active Dealmaker - Surrey 2018/19**



**15A HIGH STREET, GODALMING  
SURREY GU7 1AZ**

Self-Contained Offices

**72.28 sq. m. / 778 sq. ft.**

Town Centre Location

Four Private Offices

Newly Redecorated



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

## 15A HIGH STREET, GODALMING GU7 1AZ

### Location

15a High Street is located in Godalming Town Centre close to the new Cote Bistro at the 'Waitrose end' of the High Street. Given its town centre location the property benefits from close proximity to shops and restaurants, as well as Crown Court and South Street car parks. The mainline train station is a short walk from the property, providing services to Portsmouth, Southampton and London Waterloo.

### Description

These offices have a private entrance door from the High Street which leads to a ground floor kitchenette and WC. On the first floor a bright landing area leads onto two private offices overlooking the High Street. On the second floor there is a further private suite. These offices are carpeted, with power and data points, and electric radiators.

### Accommodation

The useable floor area is approximately:

#### Ground Floor

Lobby	9.08 sq. m. / 98 sq. ft.
Kitchenette	3.5 sq. m. / 38 sq. ft.

#### First Floor

Office (Front Left)	12.67 sq. m. / 136 sq. ft.
Office (Front Right)	13.69 sq. m. / 147 sq. ft.
Office (Rear)	18.7 sq. m. / 201 sq. ft.

#### Second Floor

Offices	14.64 sq. m. / 158 sq. ft.
<b>Total</b>	<b>72.28 sq. m. / 778 sq. ft.</b>

### Rent

£12,000 p.a.

### Rates

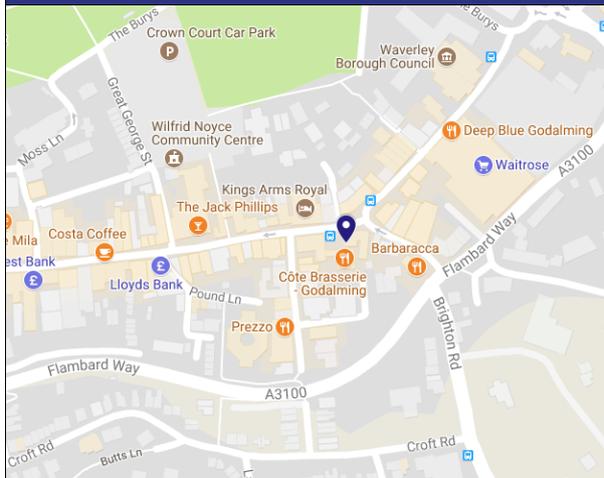
Rateable Value: £4,550

Rates Payable: £2,184 (2018718)

### Terms

These offices are available on a new lease for a term to be agreed.

### Map



### Internal Picture



### EPC

Rating: F - 135

### Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

### Viewings

Strictly by appointment with the sole agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

**Owen Shipp Commercial**  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)