

**MODERN AIR-CONDITIONED
OFFICES**

TO LET



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EGi's Most Active Dealmaker - Surrey 2016/17



**7 LANGHAM PARK, CATTESHALL LANE,
GODALMING, SURREY, GU7 1NG**

Modern Self-Contained Office Building

1,558 sq. ft. / 145 sq. m.

High Specification Air Conditioned Offices

7 On-Site Car Parking Spaces

Excellent Fibre Data Connectivity



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
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7 LANGHAM PARK, CATTESHALL LANE, GODALMING GU7 1NG

Location

The office is situated to the east of Godalming town centre on Catteshall Lane. The property is less than 3 miles from the A3 to both London and Portsmouth, and a mile from Godalming train station.

The property is located in a recognised commercial area close to Godalming Business Centre, Weyside Park, Corium House and Godalming Retail Park.

Description

The property comprises a two-storey, end of terrace office building situated within a development of office buildings arranged in a courtyard setting. These offices are arranged over two floors and benefit from suspended ceilings with LED panel lighting, floor boxes providing power and data, kitchenette and WCs on both floors. This property comes with 7 on-site parking spaces.

The Ground floor is currently arranged as corner meeting room and the First Floor with individual offices, partitioned with full height glass partitioning. It is the landlord's intention to remove this partitioning to create an open plan space, retaining a

Accommodation

The accommodation is approximately:

Ground Floor:	72.5 sq m	779 sq ft
First Floor:	72.5 sq m	779 sq ft
Total:	145 sq m	1558 sq ft

Rent

£31,150 p.a. plus VAT

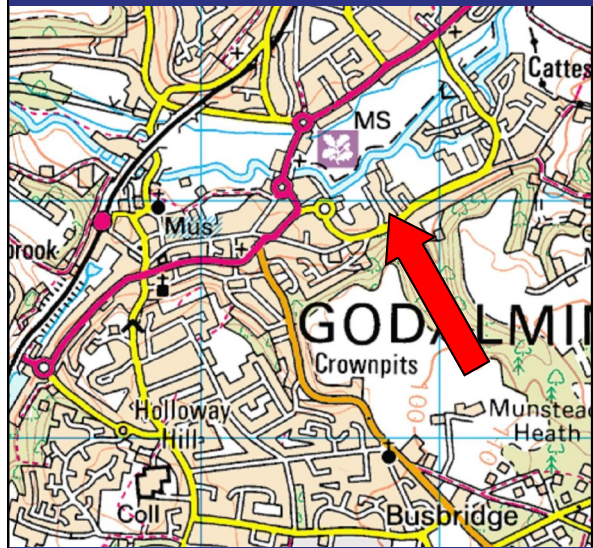
Lease

This property is available by way of an assignment of the lease dated 15th August 2014 which expires on 14th August 2024. Full lease details available on request.

Rates

Rateable Value: £25,250
Rates Payable: £11,766.50 (2017/18)

Map



Internal Picture



Legal Costs

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

Energy Performance Certificate

Rating: C- 62

Viewing

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.

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