

**CHARACTER BARN
CONVERSION OFFICES
TO LET**



01483 450115
www.owenshipp.co.uk

EGi's Most Active Dealmaker - Surrey 2016/17



**RAMSDEN GRANGE, HAMBLEDON ROAD, BUSBRIDGE,
GODALMING GU7 1XQ**

Picturesque Barn Conversion Offices

Available as a Whole: 237.9 sq. m. / 2,560 sq. ft.

Or in Part - 1125 sq. ft. & 1325 sq. ft.

Ready for Immediate Occupation

On-Site Parking



RICS

Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
www.owenshipp.co.uk

RAMSDEN GRANGE, HAMBLEDON ROAD, BUSBRIDGE GODALMING GU7 1XQ

Location

Ramsden Grange is located in Busbridge, Godalming on Hambledon Road. The property is less than 10 minutes drive from Godalming Town Centre and about 1.5 miles from Godalming Train Station. The A3 is accessible at the Milford intersection about 3.5 miles away.

Description

Ramsden Grange is a two-storey, period barn conversion office building located in the outskirts of Godalming. It has stone walls and a pitched slate tile roof, with large velux skylight windows.

The office accommodation is arranged in two parts accessible from a shared communal foyer. Both suites are arranged over both ground and first floors with internal staircases within each suite. The sympathetic conversion of this building has allowed for the retention of its period charm while providing high quality office accommodation which is ready for immediate occupation.

These offices benefit from Cat II fluorescent tube lighting, perimeter trunking for both power and data cabling, electric radiators, air-conditioned server room and two kitchenettes. In front of the property there is space for 15-20 cars.

Accommodation

The useable floor area is approximately:

Suite 1: 104.54 sq. m / 1125 sq. ft.

Suite 2: 125.6 sq. m. / 1352 sq. ft.

Whole: 237.9 sq. m. / 2,560 sq. ft.

Rent

£20 / sq. ft.

Lease

A new full repairing and insuring lease to be granted for a term to be agreed.

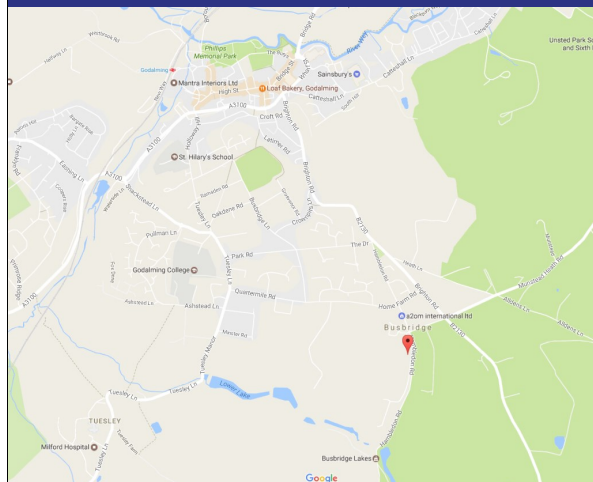
Use

The offices benefit from B1(a) office use.

Legal Costs

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

Map



Internal Photo



Rates

Currently two separate assessments:

Unit 1: Rateable Value: £12,250

Rates Payable: £5,708.50 (2017/18)

Unit 2: Rateable Value: £12,500

Rates Payable: £5,825 (2017/18)

EPC

Rating: D- 82

Viewings

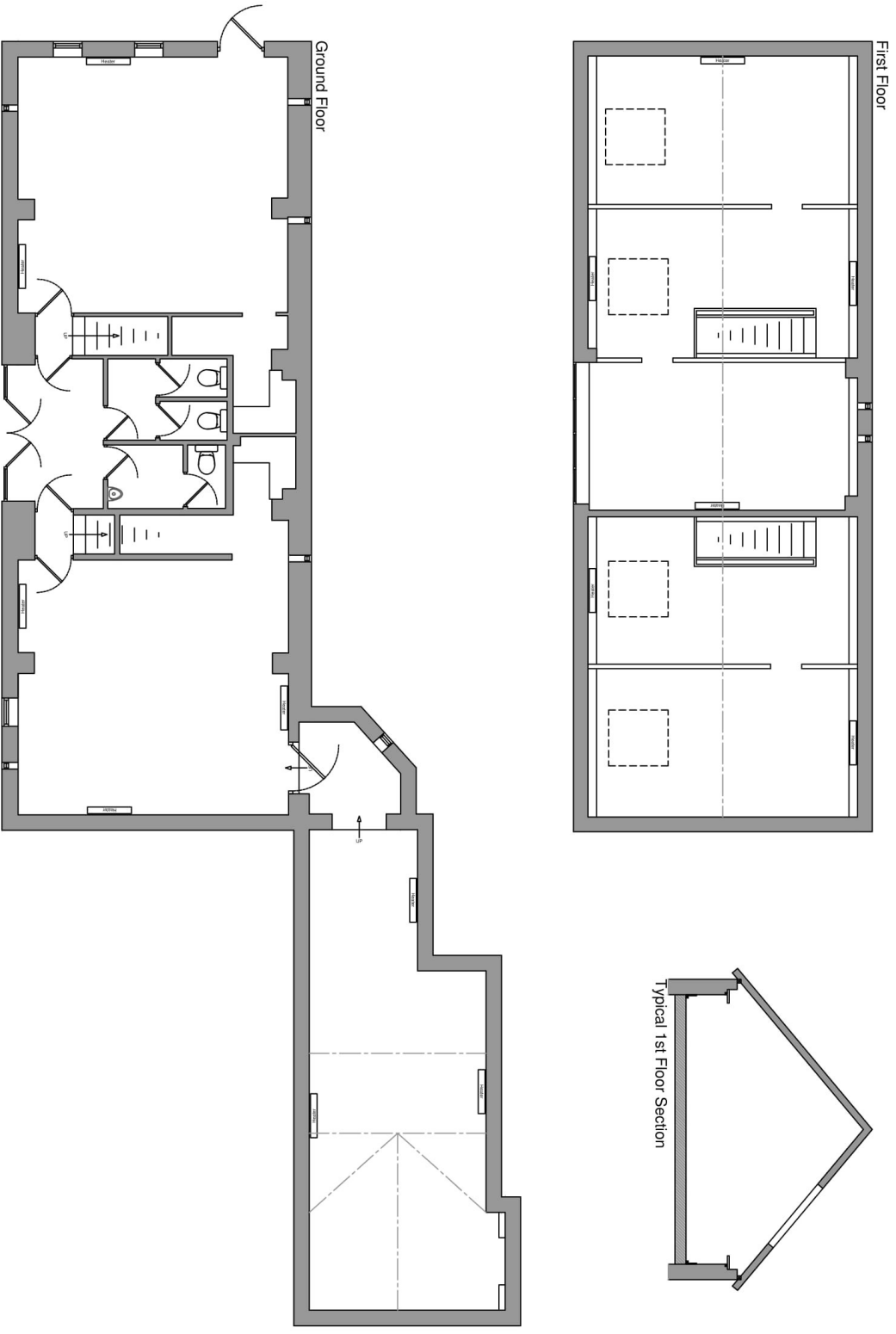
Strictly by Appointment with the Sole Agents:



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.

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Floor Plan



REV	DESCRIPTION	DATE



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 E-mail: enquiries@novexsolutions.co.uk
www.novexsolutions.co.uk

CLIENT: - - - - -
 PROJECT: **Ramsden Grange Godalming**

DRAWING: **Existing Building Outline**

SCALE: **1:50 @ A1**

DATE: **19.09.17** DRAWN: **LT**

EXAMINED: - - - - - REV: - - - - -