

**FIRST FLOOR OFFICE SUITE
TO LET**

Owen Shipp
COMMERCIAL

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EGi's Most Active Dealmaker - Surrey 2016/17



**FIRST FLOOR OFFICES, 90 MEADOW, GODALMING,
SURREY, GU7 3HY**

First Floor Office with Meeting Room

78.60 sq. m. / 846 sq. ft.

Parking for Seven Cars

All Inclusive Rent

Close to Farncombe & Godalming Stations

Newly Refurbished



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
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Location

This property is located in a prominent location opposite Godalming Football Club 1.0 mile outside of Godalming town centre and to the South East of Farncombe. Situated 1.5 miles from Godalming station and 0.4 miles from Farncombe station. Both stations offer a direct service to London Waterloo and Portsmouth Harbour on a regular basis.

Description

90 Meadow is a two storey brick building with a pitched tiled roof and single glazed wooden sash windows. Internally the property has carpeted flooring, fluorescent Cat II lighting, wall mounted radiators and perimeter trunking. The available suite comprises the majority of the first floor with a shared WC and kitchenette.

There is a small car park to the rear with one space to be allocated with this letting. Additional parking for 6 vehicles is available at Godalming Town Football Club opposite 90 Meadow.

Accommodation

The available accommodation is approximately:

First Floor: 78.60 sq. m. / 846 sq. ft.

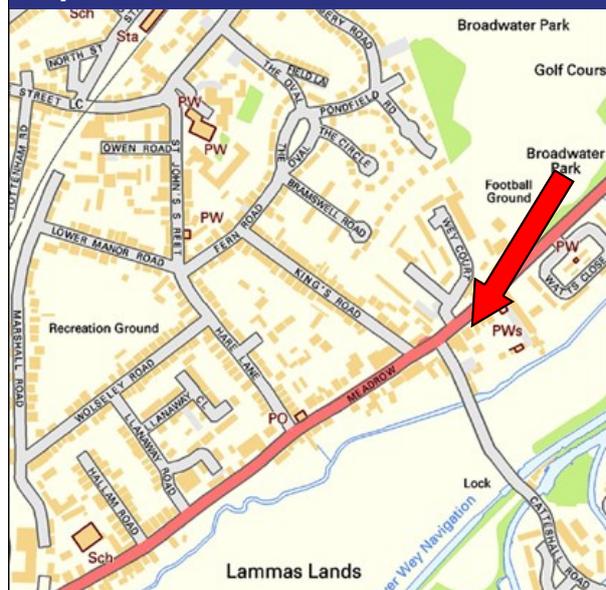
Rent

£21,500 p.a.

Lease

The office is available on a new lease; with an all-inclusive rent including business rates, buildings insurance, external repairs and utilities. Telecoms are excluded.

Map



Internal Photo



EPC

Rating: C- 63

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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