



Owen
Isherwood
CHARTERED SURVEYORS

For Sale

Suitable for part re-development/owner occupation
Class "E"

6,828ft² GIA (63m²) or 4019 ft² NIA (372m²)

The Post House, 128-130 High Street, Godalming, GU7 1AB

- Immaculate Georgian, Grade II listed E class building
- Planning permission granted for conversion into five apartments under planning applications WA-2024-01608 & WA-2025-00162, with no CIL payable
- Six recently refurbished E class office suites with original features plus extensive basement storage and shower facility. Air-conditioned on GF and FF
- Stunning central Godalming location with variety of amenities close by
- 4/5 car parking spaces available to rear in secure yard and separate access to basement
- National Rail (Waterloo circa 40 mins direct) and bus links within walking distance

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LOCATION

Godalming is a historic Surrey town surrounded by green spaces and National Trust land, with easy access via the A3100 and A286 to Guildford, Milford, and Haslemere. The nearby A3 connects London and Portsmouth. Centrally located, The Post House benefits from nearby car parks, bus routes, and fast rail links to London in under 40 minutes.

DESCRIPTION

In the same family for over 30 years, The Post House is a well-kept, Grade II listed brick-built office building, formerly Godalming’s Post Office. Arranged as six self-contained office suites, the property has been fully refurbished with modern whitewashed walls, carpeted floors, high ceilings, and original wooden-framed sash windows, providing excellent natural light complemented by dropped LED panels. Additional amenities include a basement shower and substantial storage areas. Planning permission has been granted to convert the upper four suites and one ground floor suite into residential apartments (Refs: WA-2024-01608 & WA-2025-00162). Suites can also be combined for larger occupier needs.

ACCOMMODATION

	SQ FT	SQ M	STATUS
Suite 1 (GF)	952.40	88.47	LET
Suite 2 (GF)	626.97	58.26	AVAILABLE
Suite 3 (FF)	769.46	71.47	LET
Suite 4 (FF)	618.99	57.48	AVAILABLE
Suite 5 (SF)	438.53	40.74	AVAILABLE
Suite 6 (SF)	613.54	57.00	LET

PRICE

Offers in the region of £1,500,000.

RATES

Each available unit can have small business rate relief applied.

EPC

B – on air-conditioned suites and where applicable.

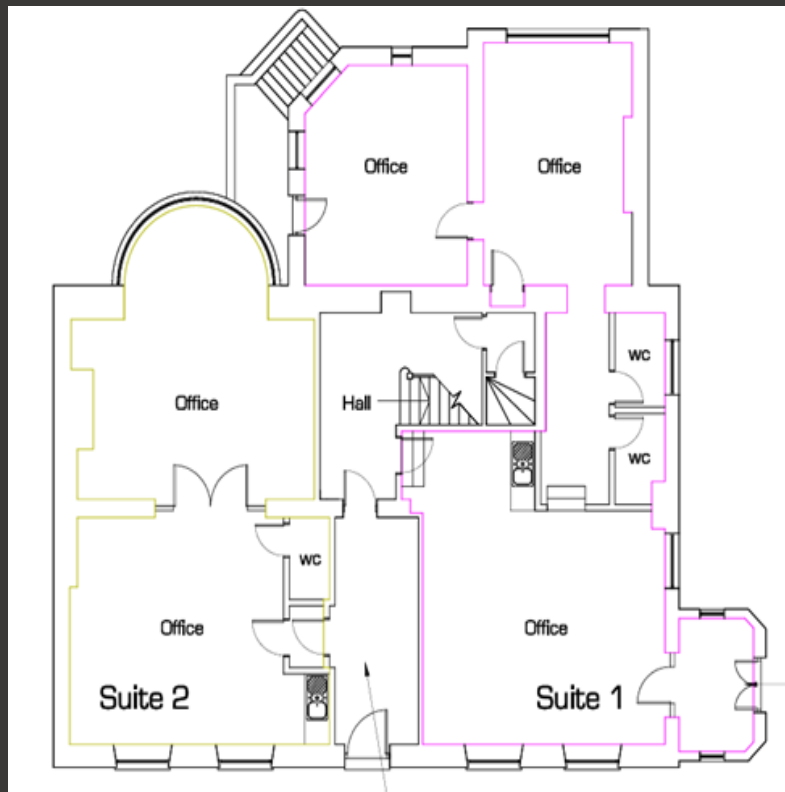
COSTS

Each party to bear their own costs.

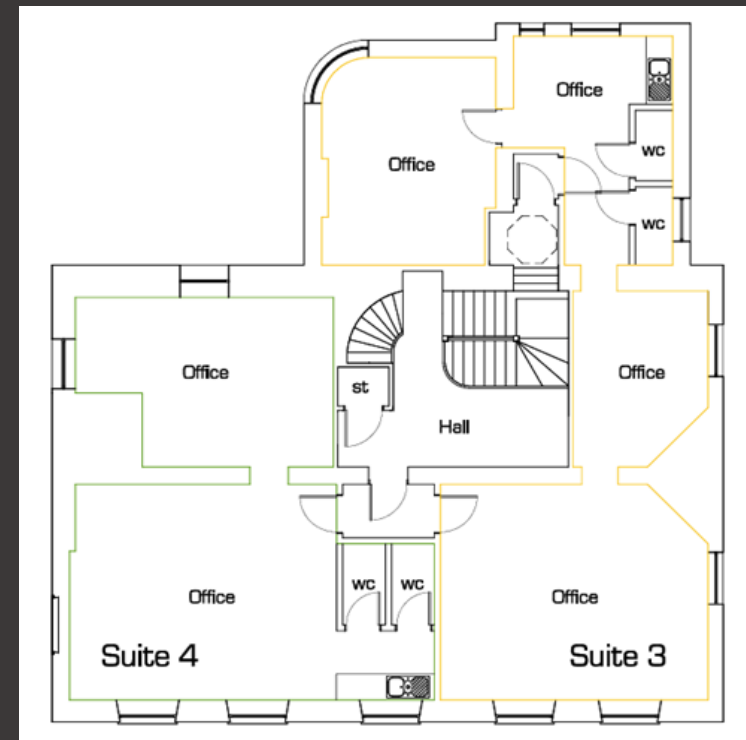


These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

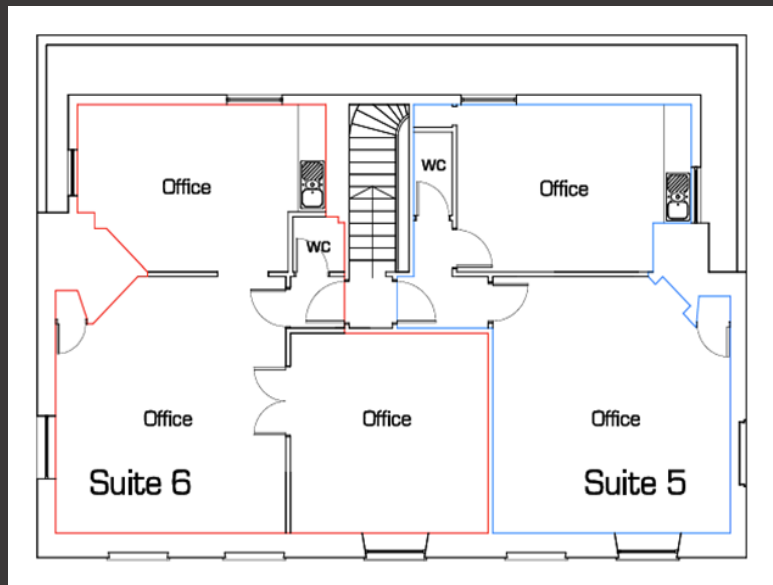
T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU



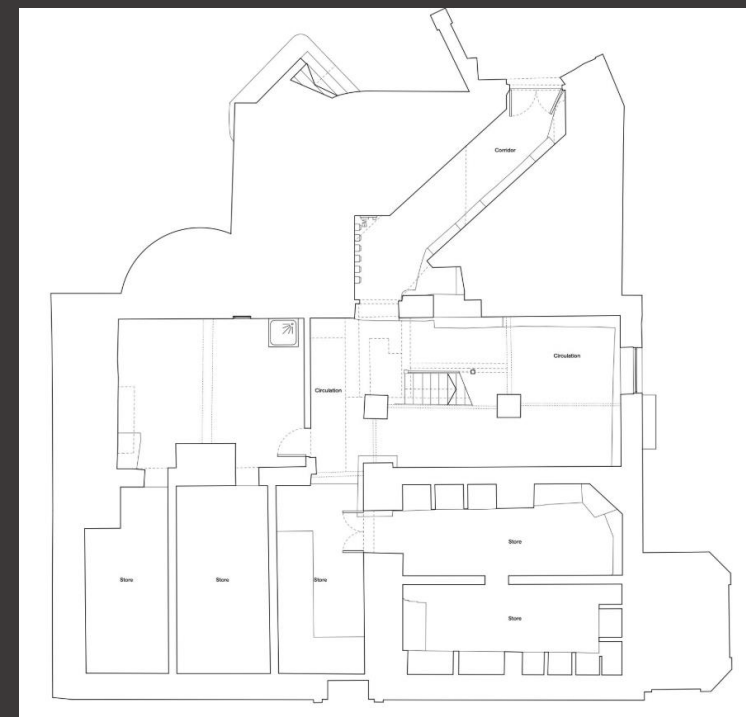
Ground floor GIA: 190.9m²



First floor GIA: 180.0m²



Second floor GIA: 123.6m²



Basement GIA: 139.8m²

(Not to scale – for illustrative purposes only)

Current Income:

Suite	Tenant	Lease Start	Lease length	Break Clause	Rent
Suite 1	Pringle and Pringle Interiors Ltd	3/03/2024	5	2.5 years	£21,048 pa
Suite 3	Credico Marketing Ltd	13/11/2024	5	3 years	£24,660 pa
Suite 6	Asset Logic International	3/03/2024	3	Already Passed	£13,740 pa
Total Income					p/a: £59,448

With regards the GIA (and NIA) for the purposes of the residential conversion, they have measured each flat (leaving Suite 1 as commercial) as having the following areas:

- Suite 1 commercial (NIA): 88.47 m²
- Flat 2 (GIA): 60.4m²
- Flat 3 (GIA): 75.1m²
- Flat 4 (GIA): 61.7m²
- Flat 5 (GIA): 43.2m²
- Flat 6 (GIA): 59.4m²

CONTACT

Kieran Morgan / Alex Bellion
T: 01483 300 176
M: 07904377405 / 07971756068
E: kieran@owenisherwood.com / alex@owenisherwood.com