



Owen
Isherwood
CHARTERED SURVEYORS

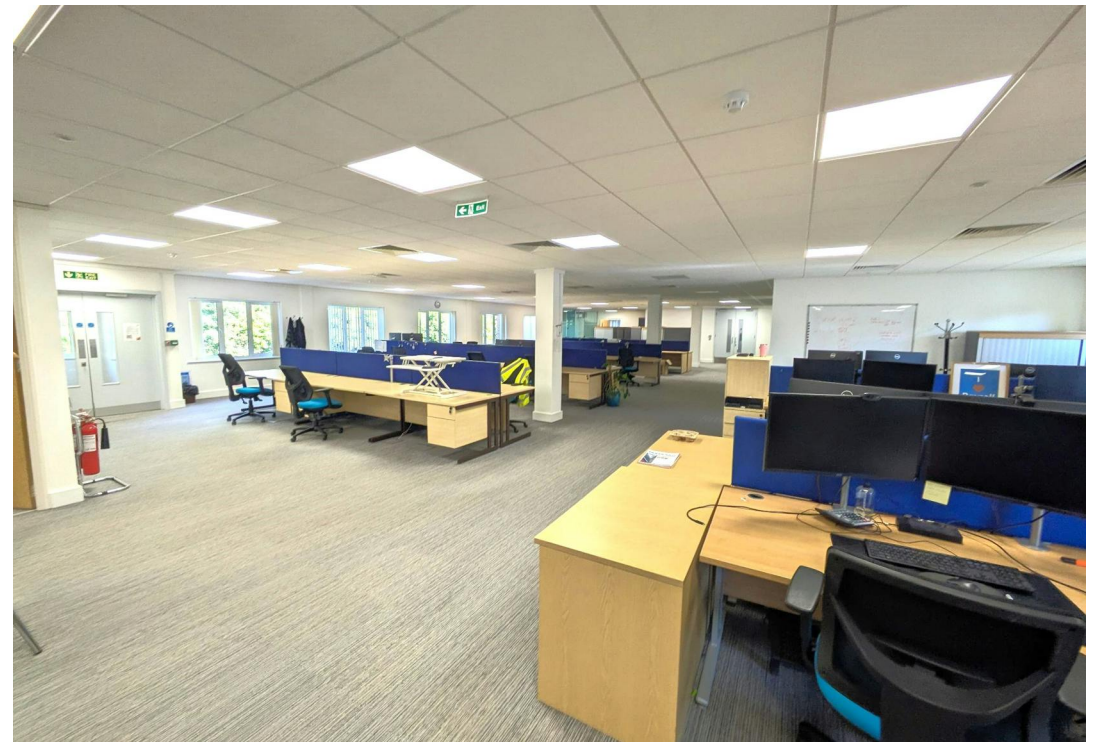
First Floor Office Premises, Oak House, Shackleford Road, Godalming, GU8 6LB

TO LET | 4,850 SQ FT (450.58 SQ M)

Serviced Offices situated on the edge of Godalming.

- Café and pleasant outdoor seating areas surrounding.
- Flexible space arrangeable according to the tenants needs.
- Fully fitted kitchen.
- Fully DDA compliant.
- 37 Parking Spaces Included
- Closely linked to the A3 motorway.





Location

Situated on the edge of Godalming within the home county of Surrey, these serviced offices benefit from close links to the A3 motorway linking London, Guildford and Portsmouth. Reachable only by road due to the rural location of the premises, the surrounding area is a mixture of wetland, farmland and quiet, countryside homes.

Description

Forming part of a large office complex totalling 39,000sqft, this first floor vacant office unit is available open plan with all partition walls from the outgoing tenant either available to stay in place, or can be removed as needed. Modern carpet tiling and a dropped ceiling with modern LED light panels and air conditioning throughout.

Accommodation

Name	sq ft	sq m	Availability
1st	4,850	450.58	Available
Total	4,850	450.58	

Terms

New Lease with terms to be agreed.

Rent

£26 per sq ft Plus VAT

Rates & Charges

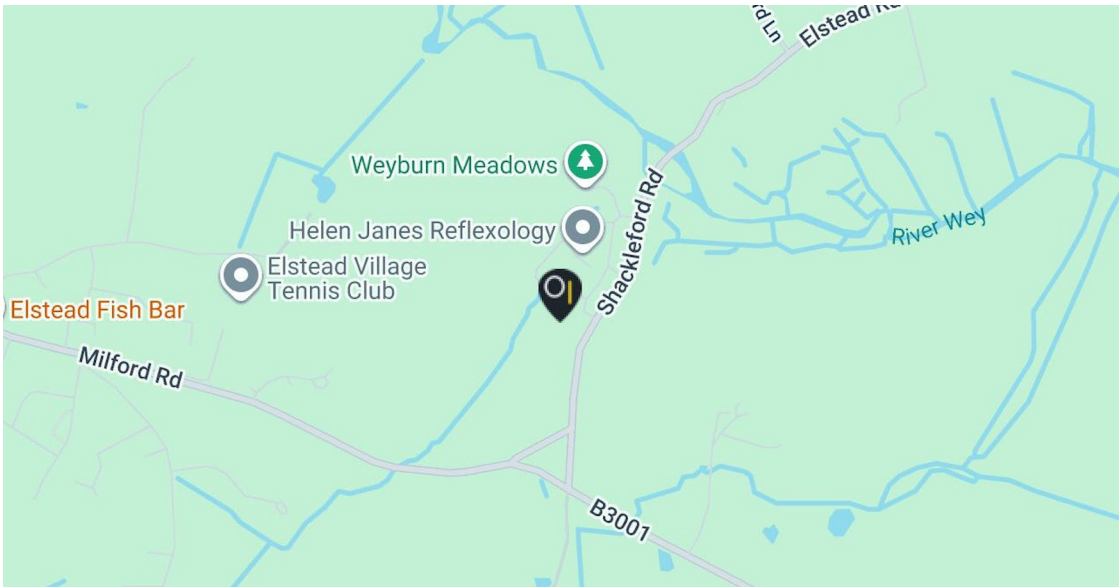
Rateable value: £100,000
Rates payable: £51,200 per annum

EPC

C (51)

Legal costs

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



Contact

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