





## Contemporary Self-Contained Office Building

- Two Floor Modern Office Building
- Attractive Riverside Setting Close to Godalming Town Centre
- Open Sided, Mezzanine First Floor
- Underfloor Heating on Both Floors & Air-Conditioning
- Kitchen, WCs and Shower Facilities
- Impressive Boardroom with Feature Lighting
- Dedicated High-Speed Fibre Internet Connection
- 8 Dedicated Parking Spaces
- Dwarf walling and office glazing walls allow for completely custom-built space









## Location

Innovation Place is located within short walking distance of Godalming Town Centre and situated in an attractive office estate overlooking the River Wey. Waitrose and Sainsbury's supermarkets are located nearby and both Godalming / Farncombe railway stations are approx. 1 mile away providing regular direct services to London Waterloo.

## Description

The property is a modern, self-contained office building with its own entrance. The ground floor is largely open-plan, featuring a glazed meeting room/lounge, a lockable store, kitchen, W/Cs, and shower. The first floor includes a vaulted ceiling meeting room and both levels have semi-permanent glazed partitions creating three offices/meeting rooms, easily reconfigurable.

The property benefits from 8 dedicated parking spaces.

## Accommodation

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,136 | 105.54 | Available    |
| 1st    | 930   | 86.40  | Available    |
| Total  | 2,066 | 191.94 |              |

## Terms

New Lease

## Rent

£42,500 per annum Plus VAT

## Price

£610,000 Plus VAT

## Rates & Charges

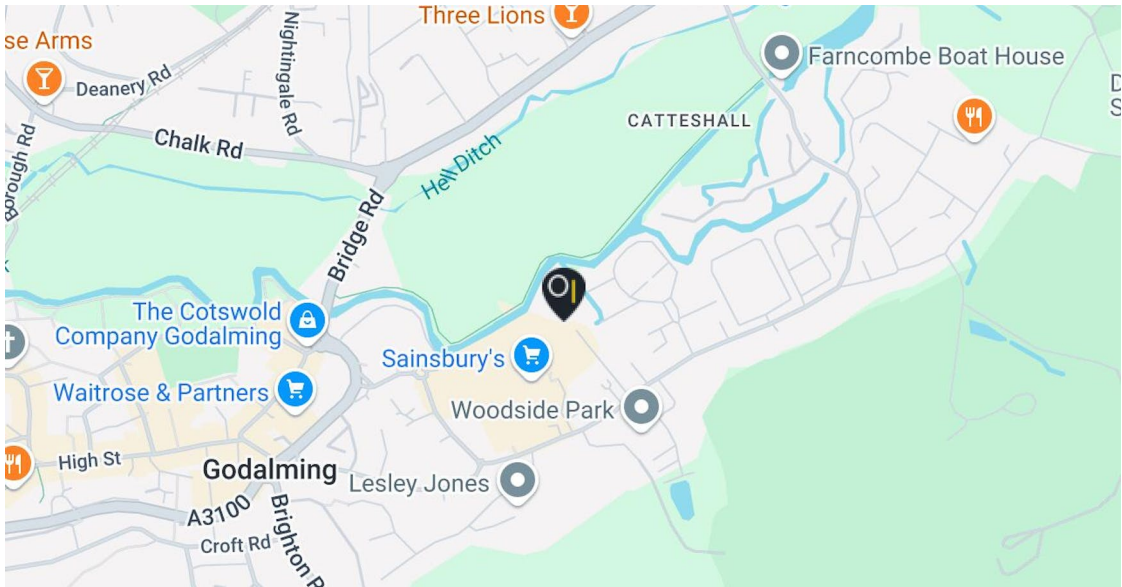
Rateable value: £33,000  
Rates payable: £16,467 per annum

## EPC

B (42)

## Legal costs

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



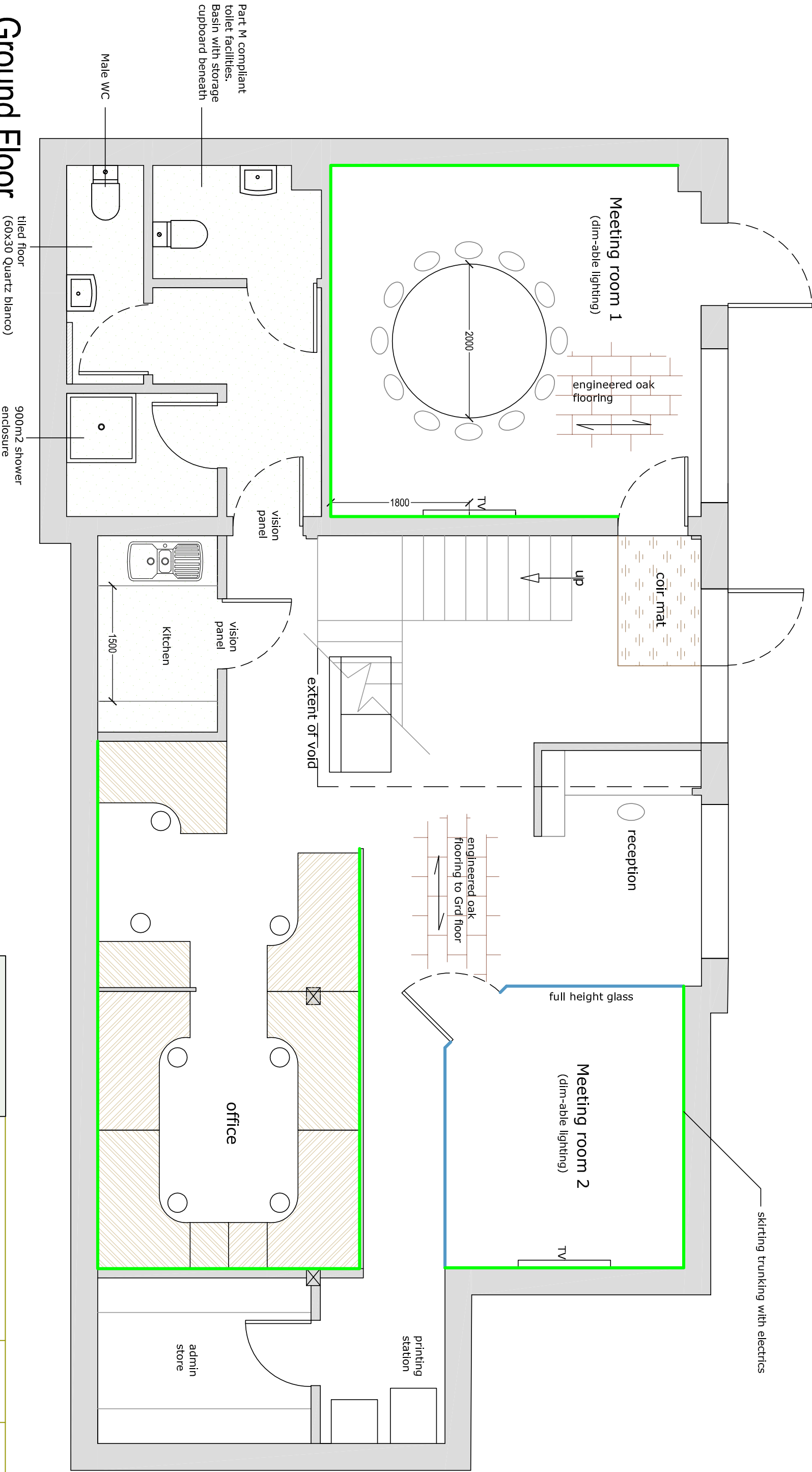
## Contact

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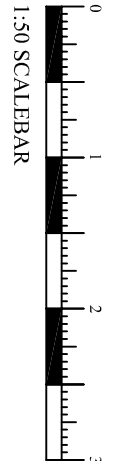
**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

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

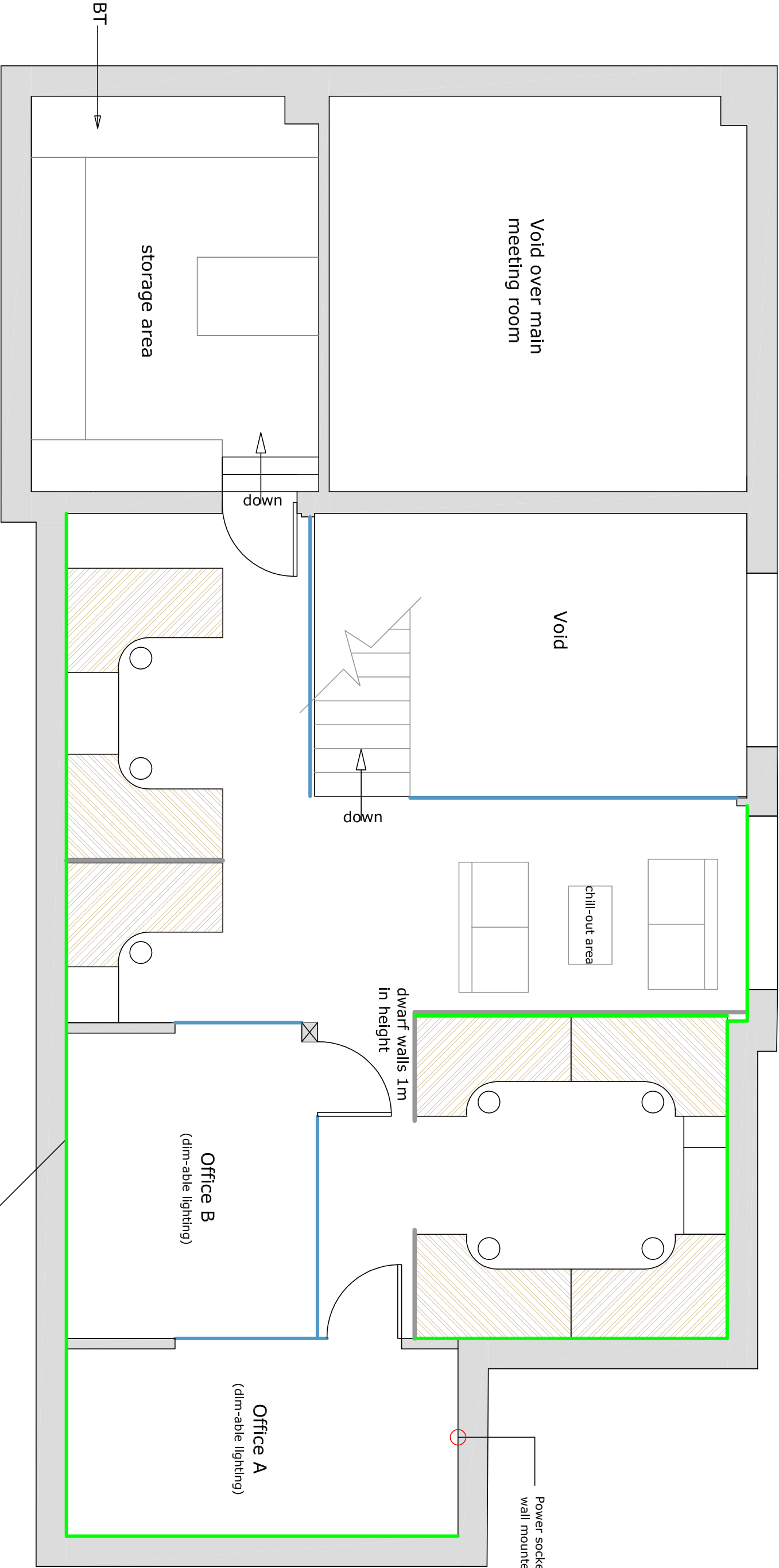


# Ground Floor

Please do not scale or rely upon these drawings.  
Use written dimensions only.

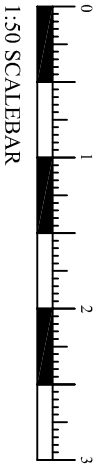


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|------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------|
| <div> <div>Elsmore</div> <div>creating beautiful homes</div> </div>          |                                                  |                                               |
| <div> <div>Drawn by</div> <div>Steven Townsend</div> </div>                  | <div> <div>Date</div> <div>16.12.15</div> </div> | <div> <div>Scale</div> <div>1:50</div> </div> |
| <div> <div>Project Name:</div> <div>Innovation Place</div> </div>            |                                                  |                                               |
| <div> <div>Drawing Title:</div> <div>Units 1 and 2 Ground Floor</div> </div> |                                                  |                                               |
| <div> <div>Drawing Number:</div> <div>IH.89.1201.B</div> </div>              |                                                  |                                               |



# First Floor

Please do not scale or rely upon these drawings.  
Use written dimensions only.



|                                     |  |  |                                          |                  |               |
|-------------------------------------|--|--|------------------------------------------|------------------|---------------|
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| Project Name: Innovation Place      |  |  | Drawing Title: Units 1 and 2 First Floor |                  |               |
| Drawing Number: IH.89.1202.B        |  |  |                                          |                  |               |