

# Mill Pool House

Old Mill Complex, Mill Lane, Godalming GU7 1EZ

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**2,303 – 9,557 sq ft (214 – 888 sq m) TO LET**

High quality, refurbished, town centre offices

[www.theoldmillcomplex.co.uk](http://www.theoldmillcomplex.co.uk)



## Location

The Old Mill Complex is accessed off Mill Lane, and is only a short 3 minute walk to both Godalming mainline train station and the High Street with its wealth of retail, bank and restaurant amenities.

By road, the A3 is only 2.5 miles distant and Guildford 4.5 miles whilst Godalming train station provides up to four trains an hour to London Waterloo.



## Travel Times

By Car	Miles
A3	2.5
Guildford	4.5
M25 (J 10)	16
Heathrow Airport	28
Central London	38
Gatwick Airport	40

By Rail	Mins
London Waterloo	44
Reading	50
Portsmouth	55
Gatwick Airport	60

## Description

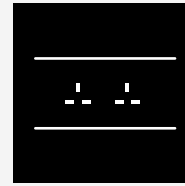
Mill Pool House is a detached office building over ground & two upper floors within landscaped grounds. The property offers various office suites with generous, allocated on-site parking and with scope for additional parking if required.

With three suites available over the 1st and 2nd floors, there are a variety of different sized options available to suit a broad range of requirements and budgets.

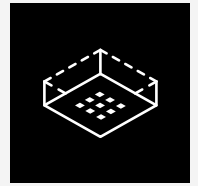
The building provides a professional and well-connected working environment.



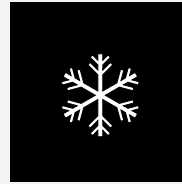
High quality economic office suites



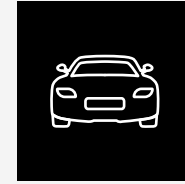
New perimeter trunking



Suspended ceiling with LED lighting



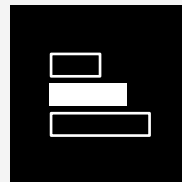
Air conditioning



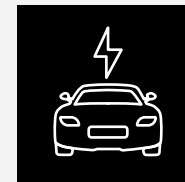
Generous onsite parking



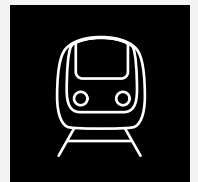
WCs & shower



EPC Rating - B(43)



Electric car charging point available



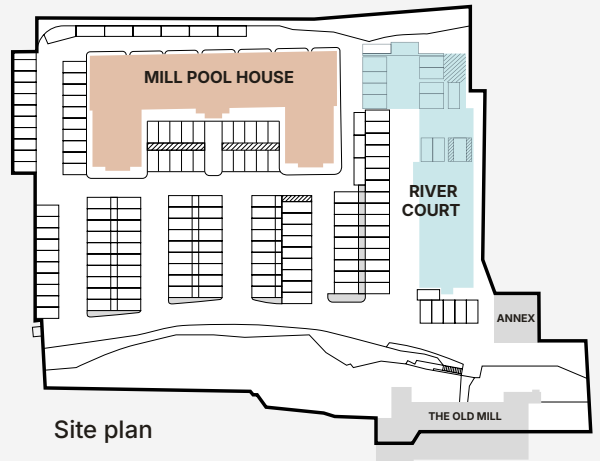
Only 150m from Godalming train station



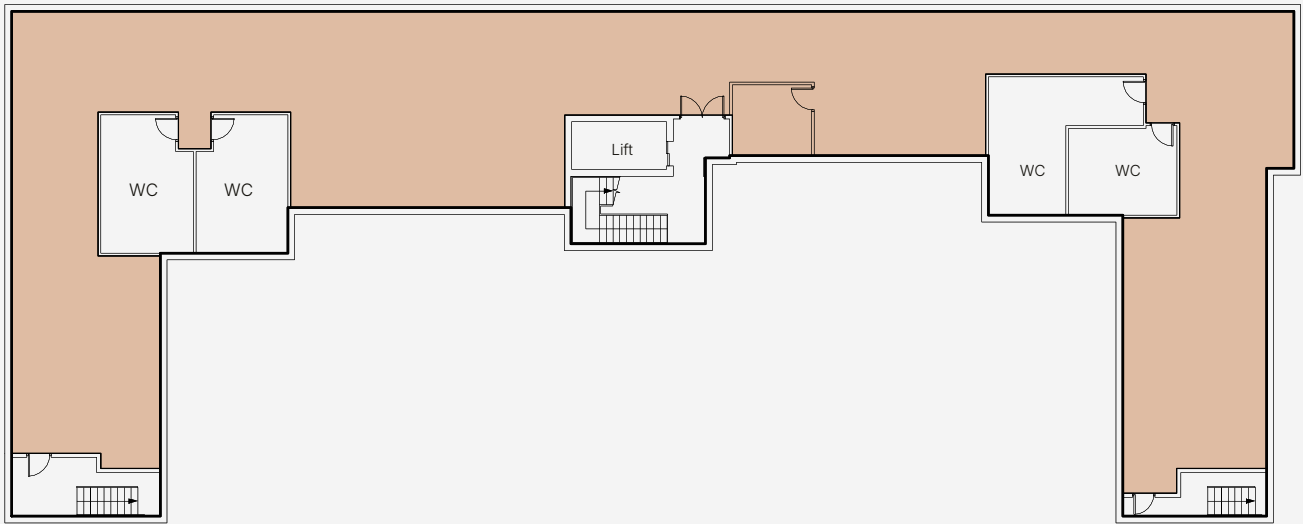


## Accommodation

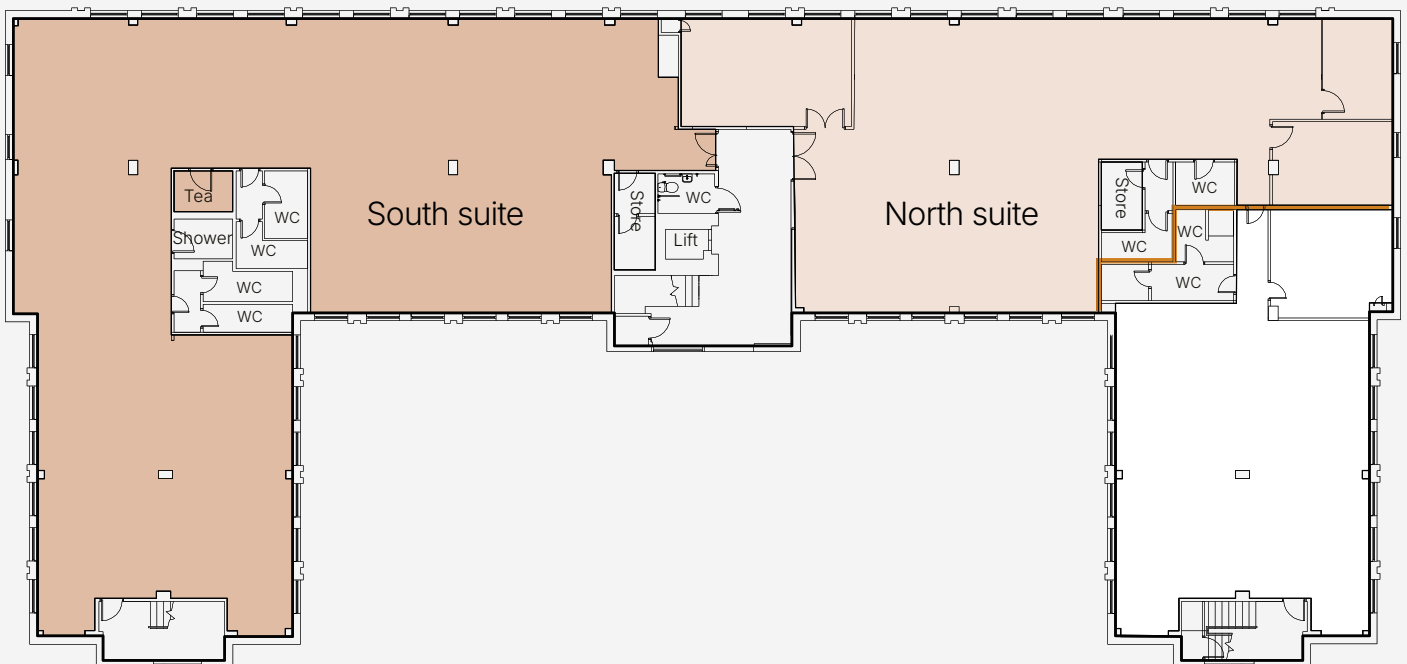
Floor	sq ft	sq m	Parking spaces
Second floor	3,274	346	14
First floor – South suite	3,530	328	15
First floor – North suite	2,303	214	10
Ground floor	LET	LET	
<b>TOTAL</b>	<b>9,557</b>	<b>888</b>	<b>39</b>



## Second floor



## First floor





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## Rent

On application.

## Rates

On application.

## Tenure

Leasehold for a term to be agreed.

## VAT

VAT will be chargeable on the terms quoted.

## Legal costs

Each party is to be responsible for their own legal fees.

## EPC

B (43) – a copy of the certificate is available upon request.

## Viewing

Strictly by prior appointment with the joint agents:



### Tim Shaw

07834 626 792

tshaw@shw.co.uk

### Elliot Hope

07860 506 885

ehope@shw.co.uk



### Adam Fenney

07983 204 530

adam@owenisherwood.com

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