Owen Isherwood
CHARTERED SURVEYORS

Unit 5, Angel Court, Godalming, GU7 1DT

TO LET | 4,940 SQ FT (458.94 SQ M)

Versatile unit in the heart of Godalming offering flexible Class E use.

- Prime central location with high footfall.
- Excellent rail links and road connectivity.
- Flexible Class E use suitable for a wide variety of operations.
- Prominent frontage with attractive courtyard entrance.
- Dedicated loading bay equipped with roller shutter door.

Location

Angel Court, situated in the heart of Godalming, offers an excellent position within a thriving commercial hub. The property benefits from strong local footfall while remaining highly accessible making it ideal for a variety of business operations. Godalming mainline station is located a short 10 minute walk away providing regular services into London Waterloo. The A3 and M25 are also easily accessible.

Description

The property comprises an attractive brick exterior with a prominent double door courtyard entrance opening into a bright, expansive unit fitted with modern suspended ceilings. The rear of the premises provides a dedicated loading bay with a secure roller shutter door.
Unit 5 is a versatile and substantial character building suitable for all uses under class E, making it an ideal opportunity for retail, gyms or leisure operators.

Accommodation

Name	sq ft	sq m
Unit	4,940	458.94
Total	**4,940**	**458.94**

Rent

£65,000 per annum

Rates & Charges

Rateable value: £56,000

EPC

C (51)

Legal costs

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

Contact

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