



## 10-11 Innovation Place

Douglas Drive, Godalming, GU7 1JX

**High quality self contained  
office with air conditioning**

**1,734 sq ft**  
(161.09 sq m)

- Fully fitted with furniture
- Open plan accommodation
- 9 car spaces
- Kitchen and break out space
- WCs with shower
- Established location close to Sainsbury's & town centre

Summary

Available Size	1,734 sq ft
Rent	£36,000 per annum
Rates Payable	£15,718.50 per annum
Rateable Value	£31,500
Service Charge	£1,357.77 per annum
EPC Rating	B (45)

Description

The building comprises ground and first floor office accommodation providing mainly open plan office space. There is a glazed meeting room on the ground floor along with a kitchen area and separate WC's and shower. The first floor provides open plan office accommodation.

Location

The office neighbours a large Sainsbury's supermarket and is a short walk from the town centre. Godalming is a busy thriving Surrey town situated approximately 5 miles to the south of Guildford. It is a commercial centre in its own right being home to a number of international, national, regional and local organisations. In addition, the Local Authority, Waverley Borough Council, are also located in the town.

Communications are excellent with Godalming mainline railway station providing a fast service to London Waterloo (45 minutes).

Terms

The office is available on the basis of a new full repairing and insuring lease for a term to be agreed.

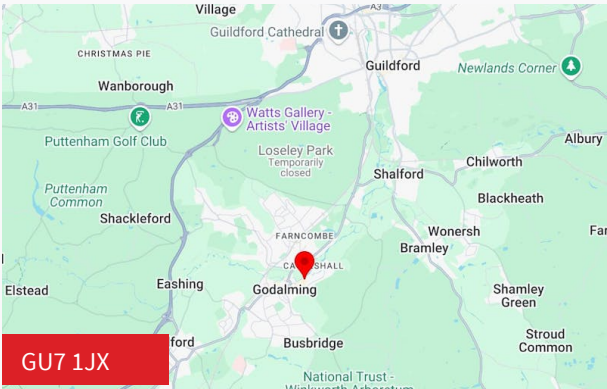
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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