



River Court, Mill Lane, Godalming GU7 1EZ

**TO LET**

High Quality, Town Centre Offices

**1,983 Sq Ft  
(184 Sq M)**

## DESCRIPTION

River Court occupies a convenient location, within 5 minutes' walk of both the town centre & adjacent to Godalming railway station which provides regular services to London Waterloo.

The office benefits from air conditioning, full access raised floors, suspended ceiling with recessed lighting & 7 allocated parking spaces. The available space is located on the ground floor of River Court.

- ✓ High quality, modern offices
- ✓ Town centre - short walk to High Street & train station
- ✓ 7 car parking spaces
- ✓ Air conditioning
- ✓ Raised floor
- ✓ EPC - C (71)

## LOCATION

River Court forms part of the Old Mill Office Complex, accessed off Mill Lane, and 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 & Guildford 4.5 miles whilst Godalming train station provides four trains an hour to London Waterloo

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Ground             | 1,983        | 184        |
| <b>Total</b>       | <b>1,983</b> | <b>184</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

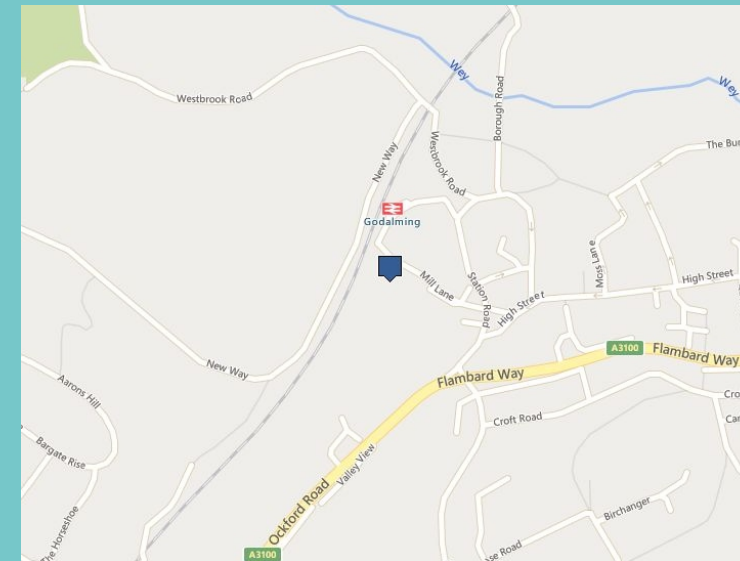
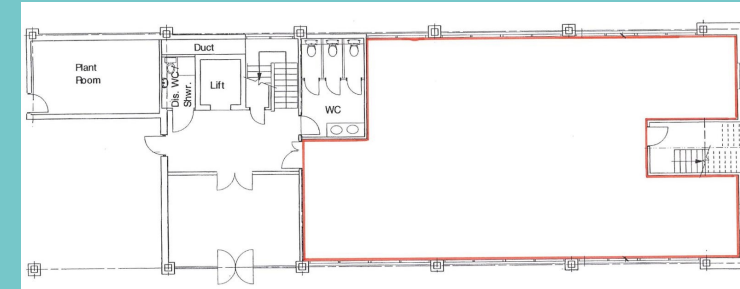
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rateable Value (2017): £34,750

Rates Payable per annum (2019/20) : £17,062.25 based on multiplier of 49.1p in £

EPC An EPC rating of C (71). A copy of the certificate available upon request.



Godalming mainline train station - London Waterloo in 47 minutes

**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk) This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 17-Jul-2019

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Mr Tim Shaw  
01483 446711  
[tgshaw@lsh.co.uk](mailto:tgshaw@lsh.co.uk)

Mr Paul Dowson  
01483 446703  
[pdowson@lsh.co.uk](mailto:pdowson@lsh.co.uk)

**Kingstons**  
*Commercial Property Consultants*  
**01483 572999**

Mr Derek Corden  
01483 572 999  
[derek@kingstons.net](mailto:derek@kingstons.net)