

**TOWN CENTRE  
GROUND FLOOR OFFICES  
WITH PARKING**

**TO LET**

**Kingstons**

*Commercial Property Consultants*

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**RIVER COURT, MILL LANE, GODALMING, SURREY GU7 1EZ**

- - Town centre office building
  - Car parking for 7 cars
  - Air-conditioned
- Short walk to town centre and Mainline Station

**1,983 sq ft (184 sq m)**

*Kingstons is the trading name of Kingstons (Guildford) Limited  
Registered in England and Wales No. 6204957 at  
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU  
[www.kingstons.net](http://www.kingstons.net)*

## Location

River Court forms part of the Old Mill Complex, accessed from Mill lane which is within a 3-minute walk of Godalming railway station and High Street amenities, shops, banks and restaurants.

The A3 is only 2.5 miles and Guildford 4.5 miles whilst Godalming train station provides up to four trains an hour to London Waterloo.

## Description

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

## Accommodation

We quote the following floor areas:

Ground flr Office	1,983 sq. ft	184 sq. m
<b>Total</b>	<b>1,983 sq. ft</b>	<b>184 sq. m</b>

## Lease Terms & Rent

New full repairing and insuring lease terms are available on terms to be agreed. We are quoting a rent of **£52,549 per annum exclusive**. There will be an estate charge and building insurance premium recovered from the tenant as part of the lease.

## Rates

According to the Valuation Office website the Rateable Value is **£34,750** described as Offices & Premises. The Uniform Business Rate (2020/2021) of 49.9p in the £ will apply.

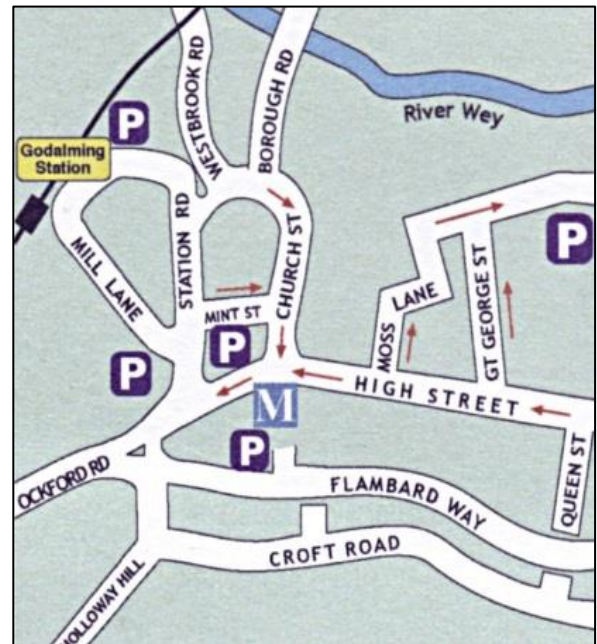
## Legal Costs

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

## Energy Performance Certificate

The building has an EPC Rating of C71.

## Location Map



## Photos



Godalming station

## Viewing & further information

Strictly by prior appointment with joint letting agents:



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07905 419796  
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*Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.*

*Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.*