

**LAST SUITE
REMAINING**

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Mill Pool House / Mill Lane / Godalming / GU7 1EY

**NEWLY REFURBISHED
OFFICES TO LET**

2,158 sq ft (200.48 sq m)

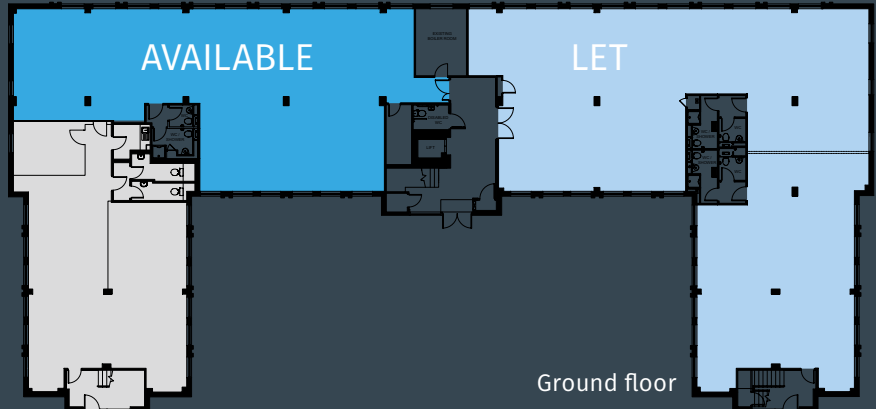
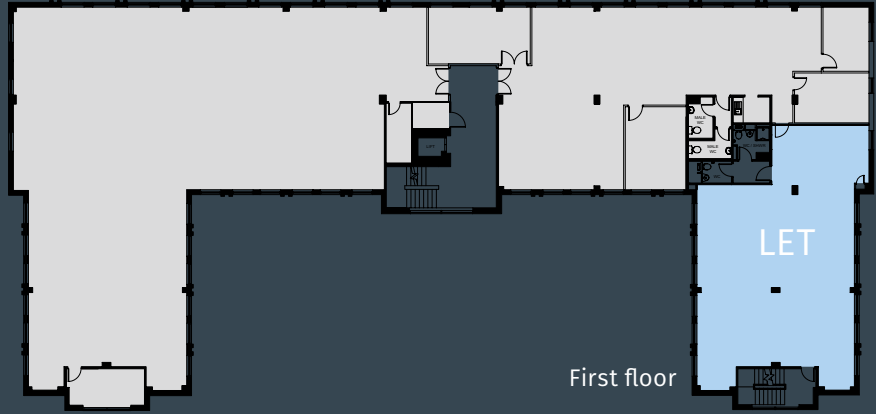


DESCRIPTION

- Newly refurbished offices
- Only 150m from Godalming train station and a short walk to High Street
- High quality office suites
- Car parking ratio (1:240 sq ft)
- New air conditioning and perimeter trunking
- EPC B (44)

LOCATION

Mill Pool House forms part of The Old Mill Business Complex and is located only a short walk from Godalming High Street and only 150 metres from Godalming Station which provides regular mainline services to London Waterloo.



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ACCOMMODATION

The available accommodation comprises part of the ground floor. The space has been refurbished to provide high quality open plan offices with new VRF air conditioning, new WCs and showers and new suspended ceiling with LED lighting.

Floor Area (IPMS III)	sq ft	sq m
First Floor – north	LET	
Ground floor – north	LET	
Ground floor – south	2,158	200.48

VAT

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

LEGAL COSTS

Each party is to pay its own legal costs.

BUSINESS RATES

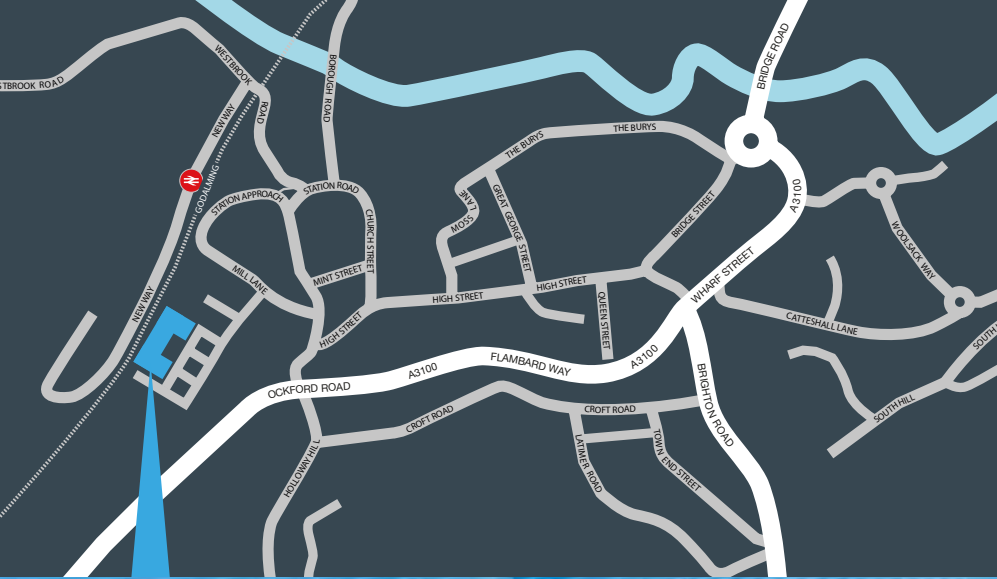
Rates payable in the year current financial year are £17,520 per annum. Interested parties should make their own enquiries with the local billing authority, Waverley Borough Council.

TERMS

Available on a new effectively FRI lease, for a term to be agreed, direct from the Landlord.

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TRAVEL TIMES / DISTANCES

	time minutes	distance miles
CAR*		
A3		2.5
M25 (Junction 10)		16
Heathrow Airport		28
Gatwick Airport		40
London		38
RAIL**		
London (Waterloo)	44	
Reading	50	
Portsmouth	55	
Gatwick Airport	58	

* Source Google. ** Source Network Rail

Viewing & further information

Lambert Smith Hampton
01483 538181
www.lsh.co.uk

Kingstons
 Commercial Property Consultants
01483 572999

Tim Shaw
 01483 446711
tgshaw@lsh.co.uk

Derek Corden
 01483 572 999
derek@kingstons.net

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