

**GODALMING TOWN
CENTRE OFFICES
with parking
TO LET**

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



MOUNTAIN HOUSE, STATION APPROACH, GODALMING, SURREY GU7 1EX

Up to 20,721 sq ft (1,925 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*

Location & Description

Mountain House provides headquarters offices in the heart of Godalming town centre, being prominently situated adjacent to Godalming Railway Station and benefits from a regular train service to London Waterloo, with a fastest journey time of 46 minutes. The property lies only 200 metres walk from the High Street and the associated local amenities. The property is accessed off the A3100 (0.2 miles)

Godalming benefits from excellent road communication links. It is situated adjacent to the A3 dual carriageway, which provides easy access to Central London (38 miles), Portsmouth (39 miles) and Junction 10 of the M25 motorway (13 miles).

Accommodation

Arranged on 3 floors, with its own self contained car park for 57 cars, (more with double parking) and providing a mixture of open plan offices with meeting rooms and kitchens.

Rent

The current passing rent is **£462,409 per annum exclusive**.

Terms

The offices are available on an assignment of the existing lease expiring 31st March 2027 subject to a break clause on 31st March 2022 or a new lease direct from the Landlord.

Rates

Please contact the agent.

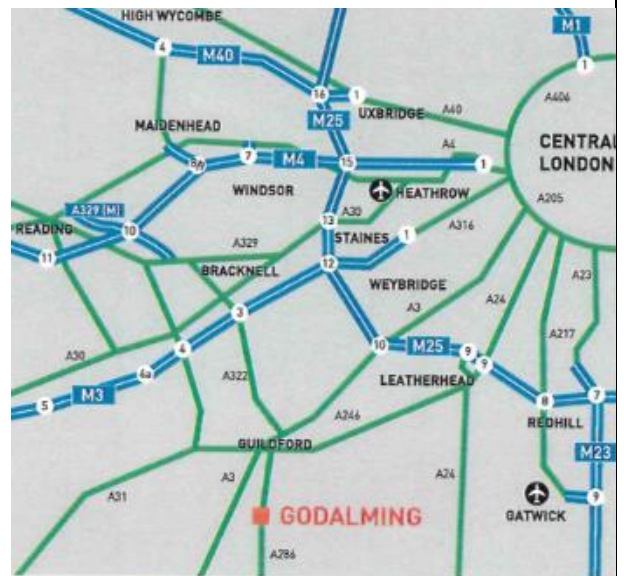
Legal Costs

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

Energy Performance Certificate

Available on request.

Location Maps



Viewing & further information

Strictly by prior appointment with sole letting agents:



Derek Corden
07905 419796
derek@kingstons.net

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.