

The Annex

Old Mill Complex, Mill Lane, Godalming GU7 1EZ

994 sq ft (92 sq m) TO LET

Ground floor character office with excellent parking

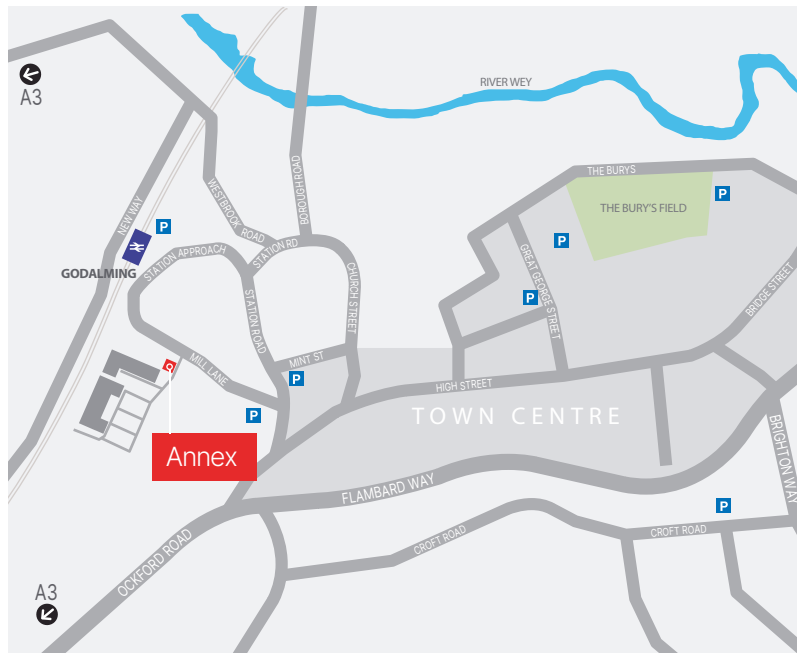
www.theoldmillcomplex.co.uk



Location

The Old Mill Complex is accessed off Mill Lane, and is 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 and Guildford 4.5 miles whilst Godalming train station provides up to four trains an hour to London Waterloo.



Travel Times

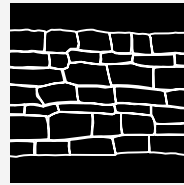
By Car	Miles
A3	2.5
Guildford	4.5
M25 (J 10)	16
Heathrow Airport	28
Central London	38
Gatwick Airport	40

By Rail	Mins
London Waterloo	44
Reading	50
Portsmouth	55
Gatwick Airport	60

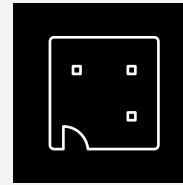
Description

The Annex is a two storey character office building constructed on brick and Bargate stone elevations under a pitched roof, located opposite the mill stream at the entrance to the Old Mill Office Complex.

The property provides a self contained office suite on each floor, with the 1st floor accessed via an external, metal, spiral staircase. The available ground floor suite is configured to provide two offices, open plan space together with a kitchenette and WC.



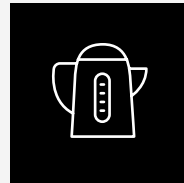
Character offices



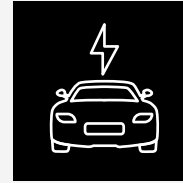
Self-contained ground floor suite



4 car parking spaces



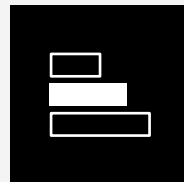
Kitchenette



Electric car charging point available



WC



EPC Rating - D(79)



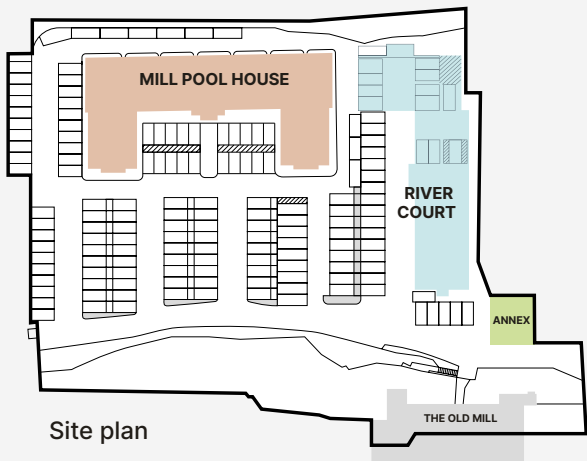
Only 150m from Godalming train station



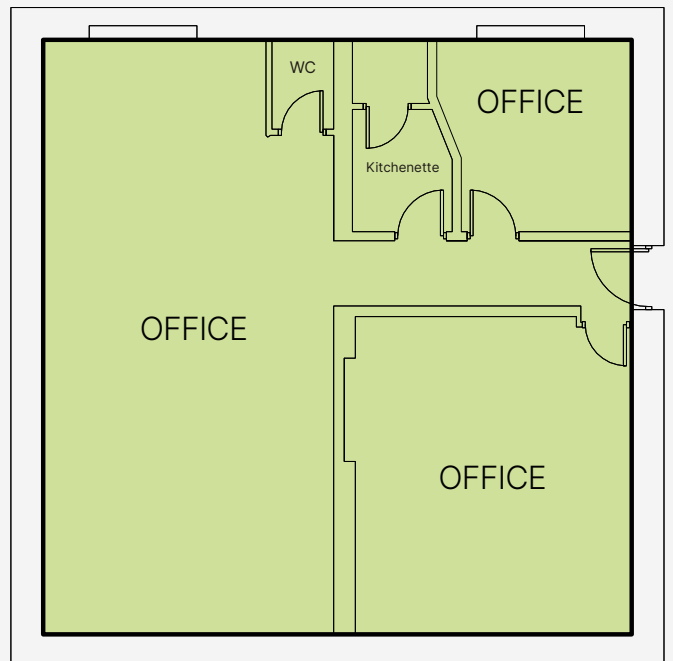
Town centre - short walk to High Street & train station

Accommodation

Floor	sq ft	sq m	Parking spaces
First floor	LET	LET	
Ground floor	994	92	4
TOTAL	994	92	4



Ground floor





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Rent

On application.

Rates

On application.

Tenure

Leasehold for a term to be agreed.

VAT

VAT will be chargeable on the terms quoted.

Legal costs

Each party is to be responsible for their own legal fees.

EPC

D (79) – a copy of the certificate is available upon request.

Viewing

Strictly by prior appointment with the joint agents:



Tim Shaw
07834 626 792
tshaw@shw.co.uk

Elliot Hope
07860 506 885
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