



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Office Suites in Town Centre
862.5 sq. ft – 2,317 sq. ft (80.1 sq. m – 215.3 sq. m)

Dunedin House, Godalming, Surrey GU7 1NN

LOCATION

Dunedin House is located on Wharf Street in the centre of Godalming. It is within the town centre conservation area, about 50 yards from the High Street and a short walk from Waitrose. The main line railway station is half a mile from the property at the far end of the High Street, providing services into London Waterloo. Access to the A3 London to Portsmouth trunk road is 3 miles from Godalming at the Milford interchange.

DESCRIPTION

Dunedin House is a two-storey office building comprising a timber-clad traditional building with a pitched tiled roof and a modern full glazed extension. Suites 3&4 are located on the first floor with large windows overlooking the car park. The suite is an open plan office space with its own kitchenette/tea point. It has a suspended ceiling with recessed Cat II lighting, floor boxes for power and data and air conditioning. There are shared WCs and the front courtyard provides two allocated parking spaces with this suite.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Suite 3 & 4	2,317.4	215.3
Ground Floor	862.5	80.1

RENT

Suite 3 & 4 - £50,000 pa
Ground Floor - £18,500 pa

RATES

1st Floor Front:
Rateable Value: £14,000
Rates Payable: £6,860

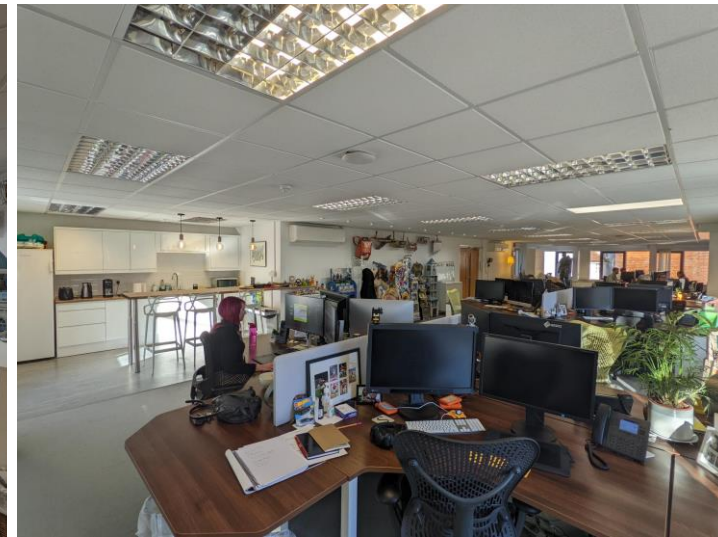
1st Floor Rear:
Rateable Value: £12,000
Rates Payable: £5,880

EPC

TBC

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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