

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE

TEL: 01483 429393 www.westwoodandco.com

DUE TO RELOCATION TO NEW PREMISES AT RODBOROUGH SCHOOL. First Class D1 Studios

To Let

**At
The Music Works
New Road, Milford
Godalming, Surrey
GU8 5BE.**



**APPROXIMATELY 1,700SQFT OF SPACE ON GROUND FLOOR
WITH PARKING**

DESCRIPTION: The Music Works is a semi industrial building converted 7 years ago into music studios for private and group tuition. The building will be left in its current format of several individual studios, a small office and reception area.

SITUATION: The premises front the main A3 feeder road with access from New Road. Milford is about 2 miles from Godalming, directly on the A3 trunk road giving easy access both north and south to London and Portsmouth. The M25 and junction 10 is about 20 minutes drive. Milford has a main line station to Waterloo, about 1 mile from the property.

2)

ACCOMMODATION: Approximately 1,700sqft of internal space divided into a series of studios with an office and reception area.

Parking for 8/10 cars to the front.

Plans attached.

TERMS: A new lease for a period of years will be offered on full repairing and insuring terms. A schedule of condition may be agreed assuming the schedule is paid and prepared by the ingoing tenant.

RENT: £20,000pax no vat we believe.

USE: D1 Educational/ Religious/ Medical.

EPC: Commissioned.

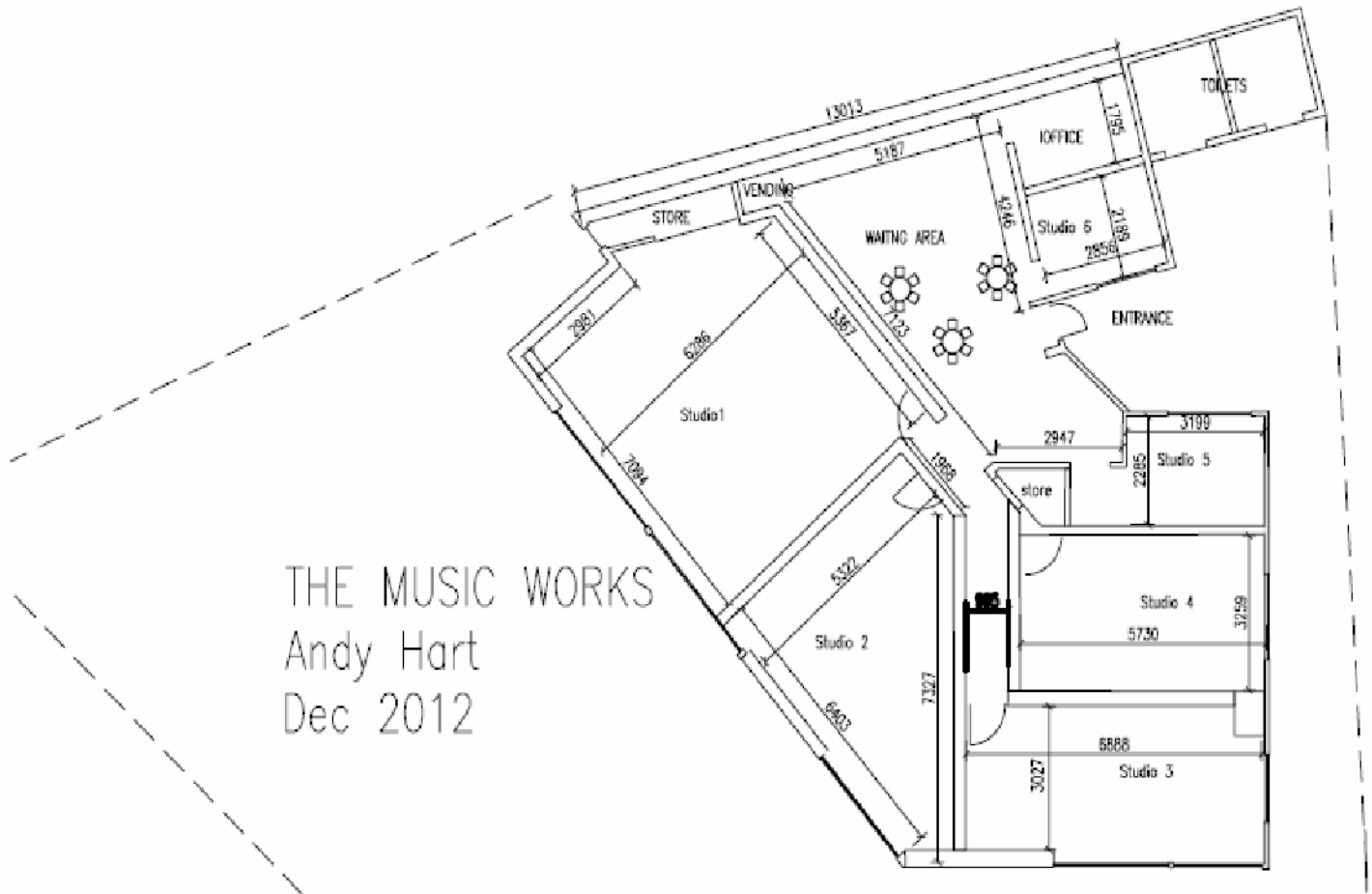
RATEABLE VALUE: £18,500pa @ 49.7p in the £.
Rates payable £9,194.50 (approximately).

VIEWINGS: By Appointment with Sole Agents.

Available January 1st 2019.

PTO.....

3)



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through
WESTWOOD AND COMPANY