

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
Tele: 01483 429393

VARIOUS OFFICES TO LET AT BROOK HOUSE, MINT STREET, GODALMING, SURREY GU7 1HE



DESCRIPTION

BROOK HOUSE IS A FINE 18TH CENTURY PERIOD BUILDING IN QUEEN ANNE STYLE, CONSTRUCTED OF BRICK, ROUGHCAST RENDERED AND COLOUR WASHED CREAM UNDER A PITCHED TILED ROOF IN THE MAIN. THE SUITES AVAILABLE COMPRISE ONE GROUND FLOOR OFFICE TO THE REAR OF THE PROPERTY, WITH SHARED WC AND KITCHEN FACILITES AND ONE FIRST FLOOR OFFICE WITH WALK IN BAY WINDOW, THE FIRST FLOOR OFFICE HAS SHARED WC, SHOWER AND KITCHEN FACILITIES. FEATURES INCLUDE FULL NETWORK CABLING TO A MAIN SERVER ROOM IN THE BASEMENT, ATTRACTIVE PERIOD FEATURES AND CAR PARKING SPACES

SITUATION

LOCATED IN THE CENTRE OF GODALMING A SHORT WALK FROM THE HIGH STREET AND ABOUT 300 YARDS FROM THE MAIN LINE STATION (WATERLOO 45 MINUTES.), GODALMING IS A THRIVING COMMERCIAL CENTRE, 4 MILES FROM GUILDFORD AND 2 MILES OFF THE A3 AT COMPTON.

ACCOMMODATION

1 OFFICE ON THE GROUND FLOOR WITH PARKING SPACE (OFFICE NO. 3 ON PLAN)

1 OFFICE ON THE FIRST FLOOR WITH BAY WINDOW (OFFICE NO. 8 ON PLAN)

BOTH OFFICES HAS SHARED FACILITES.

OUTSIDE PARKING FOR 1 CAR/OFFICE.

TERMS

A NEW LEASE/LICENCE IS AVAILABLE FOR A PERIOD OF YEARS TO BE AGREED.

RENT

FROM £700 PER MONTH ALL INCLUSIVE, ELECTRICITY, BUILDING INSURANCE.
DOES NOT INCLUDE RATES.

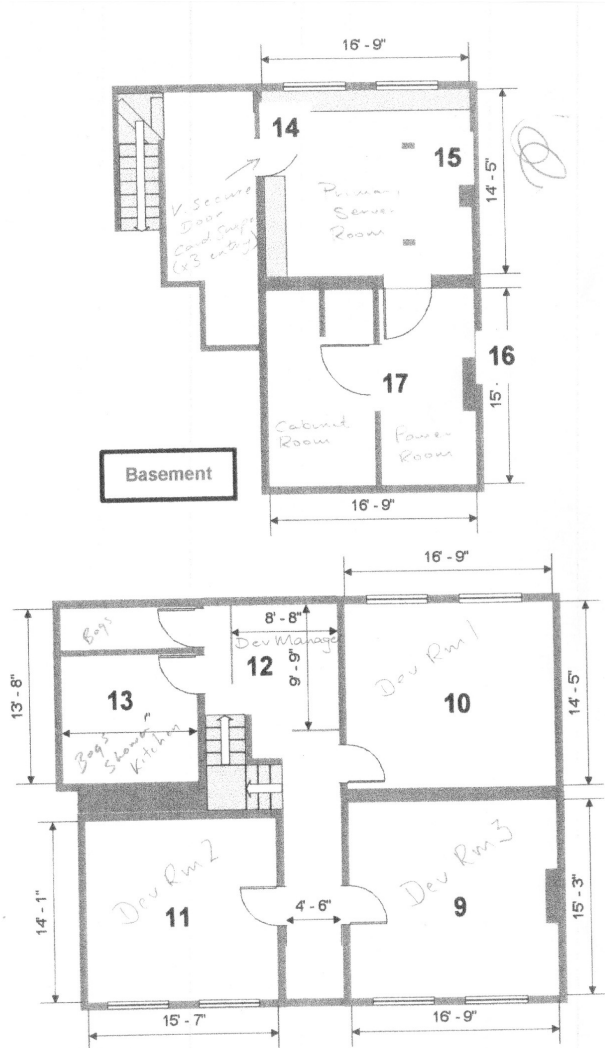
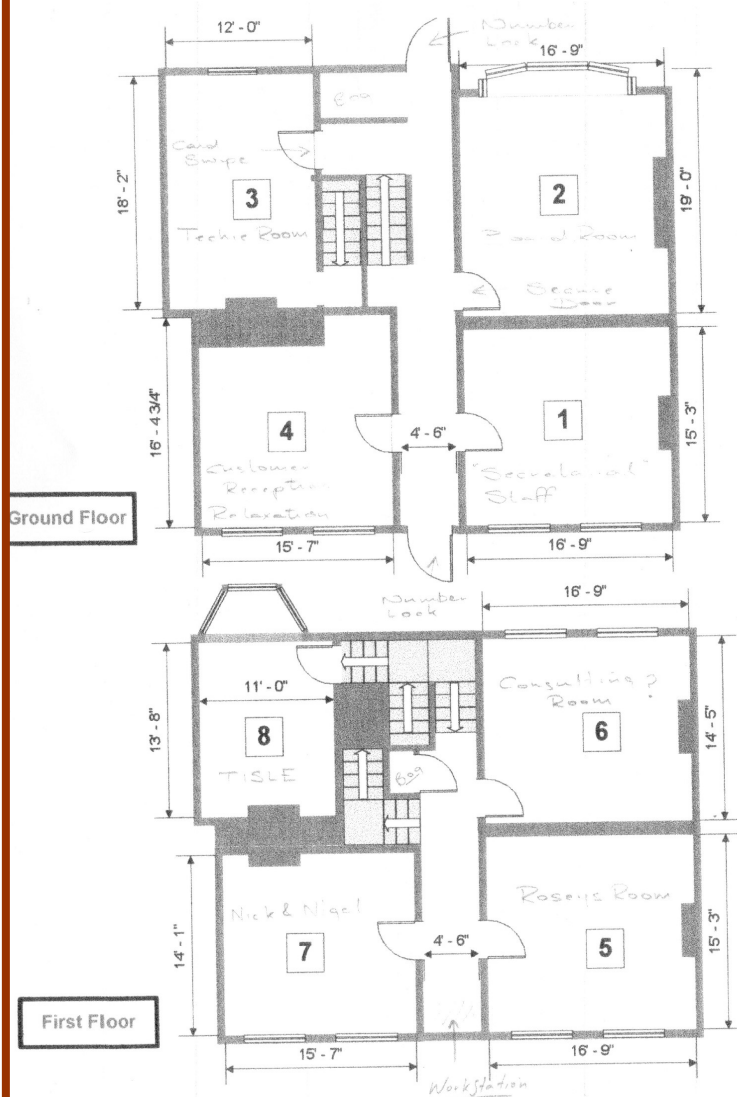
RATES

£3,760PA AT 49.7P IN THE POUND. THIS PROPERTY QUALIFIES FOR FULL SMALL BUSINESS RATE RELIEF.

COSTS

INGOING TENANT PAYS BOTH PARTIES LEGAL COSTS.

SEE PLAN FOR MEASUREMENTS/LAYOUT.



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.