

Westwood and Company

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

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TWO GROUND FLOOR CLASS 'E' UNITS IN PROMINENT MAIN ROAD LOCATION

TO LET

THE WHITE HOUSE
MEADOW
GODALMING
SURREY
GU7 3HN



***1086 SQ FT IN TOTAL (100.89 SQ M)**

***MAIN ROAD LOCATION *ON SITE PARKING *GROUND FLOOR SUITE**

Description: The White House is a standout building on the main Godalming to Guildford Road, at the entrance to the town. Nearby traders include Majestic Wines, with Waitrose just over the bridge. Given the flexible uses available, this busy location makes the property suitable for many businesses.

Situation: Located on the A3100 just on the edge of Godalming town centre, with high visibility and easy access. Godalming town centre is about 500 yards, Guildford about 4 miles, the A3 trunk road about 2 miles.

Accommodation:

Description	Sq ft/ sq m (approx. measurements)
The space is currently arranged as two office suites with separate WC's and a kitchenette (to be installed). Prospective tenants may wish to change the configuration and the Landlord will consent to reasonable changes.	Approximate area 500 sq ft each unit.
Total approx. area	1000 / 100

Outside: 3 designated car parking spaces for each unit.

Terms: A new full repairing and insuring lease is available, outside of the 1954 Landlord and Tenant Act, for a period of years to be agreed.

Rent: £12,000 pax + VAT if applicable.

Rateable Value: To be assessed.

EPC: Rating C (71).

VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS

WESTWOOD AND COMPANY ON 01483 429393

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. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

