

GODALMINGBUSINESSCENTRE.CO.UK

EXCELLENT  
PARKING



**UNIT 3**  
**GODALMING**

BUSINESS CENTRE

WOOLSACK WAY | GU7 1XW

**FULLY FITTED**  
**HIGH QUALITY**  
**OFFICES / CLASS E**  
**BUSINESS UNIT**

**4,060 SQ FT TO LET**  
(377.19 SQ M)



# SPECIFICATION



Fully fitted/  
furnished



Air  
conditioning



Suspended  
ceilings with LED  
lighting



20 parking spaces  
(1:203 sq ft)



Walking distance  
to town centre &  
train station



Excellent  
natural light



Approx 2.5 miles  
from A3 leading  
to J10 of M25



Class E uses  
considered



Exclusive ground  
floor entrances/  
reception areas



Kitchen/  
breakout areas



# DESCRIPTION

The property comprises a fully-fitted, self-contained office / Class E building over ground and first floors. The building benefits from a modern, extensive fitout including; a large modern kitchen / break-out area, four private offices / meeting rooms and an extensive inventory of modern furnishings. The first floor is open plan with the addition of a small kitchenette provided. Externally, the building is set within an attractive landscaped business park benefitting from an abundance of car parking.

	SQ M	SQ FT
Ground	187.85	2,022
First	189.34	2,038
<b>TOTAL</b>	<b>377.19</b>	<b>4,060</b>





## LOCATION

Godalming Business Centre is approximately 2.5 miles from the London to Portsmouth A3 trunk road which leads on to Junction 10 of the M25 and the national motorway beyond.

Godalming Business Centre is immediately off Woolsack Way between Flambard Way and Catteshall Lane. It is just a 5 minute walk from the town centre with all local amenities including the train station immediately to hand.

Godalming train station regularly runs a mainline service to London Waterloo with a journey time of approximately 40 minutes.

## PLANNING

We understand that the building benefits from a Class 'E' planning use and therefore could accommodate a variety of alternative commercial uses. Interested parties should satisfy themselves that their specific intended use is a compliant use.

## TERMS

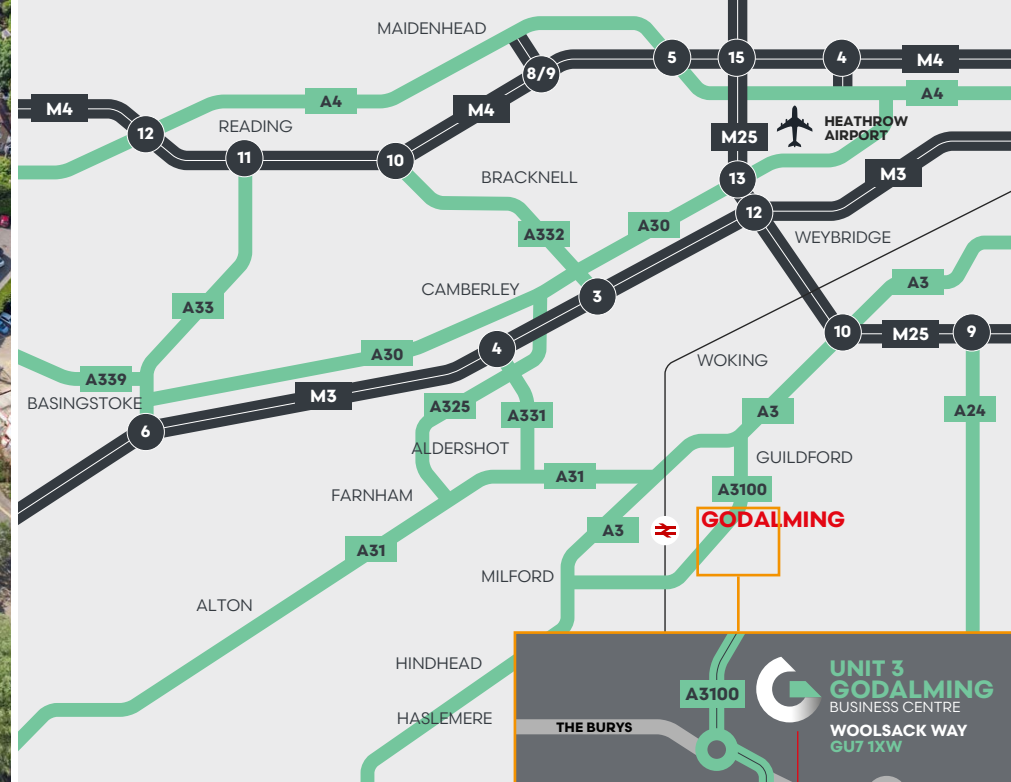
Available to let on a new FRI lease for a term to be agreed.

## RENT

On application.

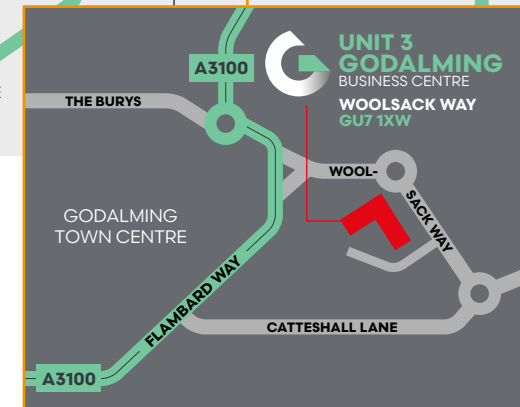
## EPC

Rating C – 67.



FOR MORE INFORMATION AND FLOOR PLANS VISIT:

**GODALMINGBUSINESSCENTRE.CO.UK**



## VIEWINGS

Strictly via the joint agents:

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable. Misrepresentation Act: Owen Isherwood and Curchod & Co, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases – The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk). April 2025.



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