



Owen
Isherwood
CHARTERED SURVEYORS



Huxley House, Weyside Park, Godalming, GU7 1XE
TO LET | 2,658 TO 11,977 SQ FT (246.94 TO 1,112.70 SQ M)

A high-quality office block forming part of the Weyside Park commercial district close to the centre of Godalming.

- Available with immediate vacant possession.
- Ample Parking Provided.
- Full lift/disabled access and WC units fitted.
- Kept to a high standard.



Location

The town of Godalming is a short ten-minute drive due South from Guildford in the heart of Surrey. The town is surrounded by greenbelt and farmland, being one of a series of small towns throughout the Surrey Hills. Other nearby towns within a fifteen-minute drive are Milford, Haslemere, Bramley, Shackleford and others. The town is connected to the rest of Surrey by local bus network, as well as national rail connections running north to south between London and Portsmouth. Situated close to the centre of Godalming, Huxley House benefits from being within walking distance of Sainsbury's, Waitrose and other local shops and retail offerings.

Description

The building is ringed externally with a large car park having forty spaces for the building. Internally a modern, open lobby at the entrance opens up on to two sets of double doors for access to the ground floor offices, with a stairwell and lift to the rear leading to the second floor. Open-plan with in-floor electrical and internet sockets, as well as modern fluorescent tubing category-2 lighting and well maintained tile carpeting. A new tenant would have the option to partition internally as they see fit.

Accommodation

Name	sq ft	sq m	Availability
Ground - Open Plan Office Floor	5,739	533.17	Available
1st - Part First Floor - East	3,148	292.46	Available
1st - Part First Floor - West	2,658	246.94	Available
1st - Meeting Room	432	40.13	Available
Total	11,977	1,112.70	

Terms

New Lease

Rent

£22.50 per sq ft

Rates & Charges

Service charge: N/A
Rateable value: £294,000
Rates payable: £160,524 per annum Based upon combined rates for the whole building.



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