

OFFICE SUITE – TO LET



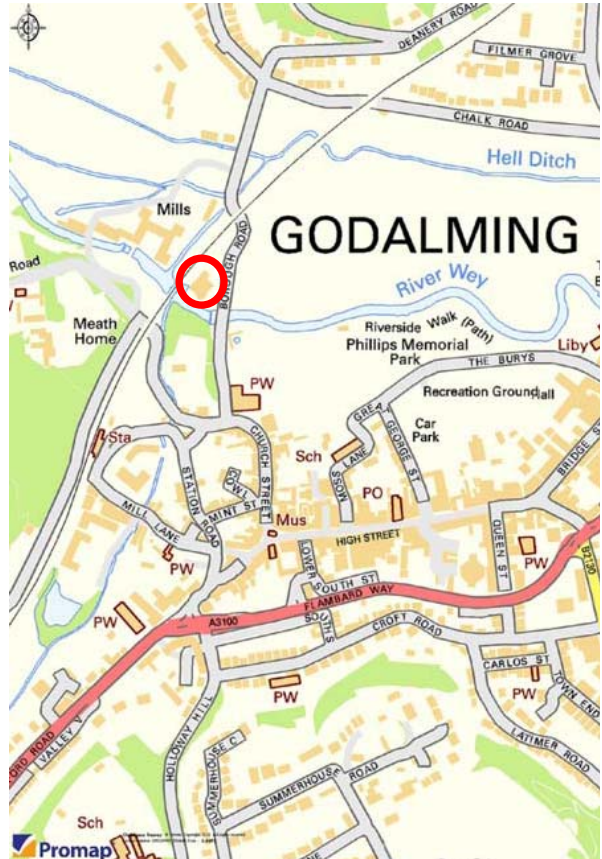
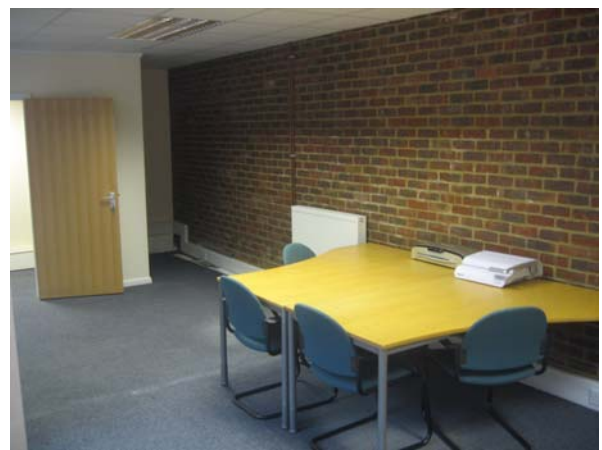
GUARDIAN HOUSE, BOROUGH ROAD, GODALMING, SURREY, GU7 2AE

The Maple Suite, Office 2 - 250sqft (23.2sqm)

Self-contained office with shared toilets and kitchen

Inclusive of 2 parking spaces (extra available)

2 minutes Godalming Railway Station / 3 minutes Town Centre

<p>Location</p>	
<p>Guardian House occupies a pleasant semirural position on the banks of the River Wey and yet is situated on the outskirts of Godalming town centre within walking distance of the High Street and the railway station. Godalming is only c. 5 miles from Guildford.</p>	
<p>Description</p>	
<p>Guardian House is an attractive two storey office building, offering refurbished modern space with suspended ceilings, perimeter trunking and gas central heating.</p>	
<p>Accommodation</p>	
<p>The office space with shared facilities accommodation is approximately as follows: Maple Suite, Office 2 - 250 sq ft 23.2 sq m</p>	
<p>Rent</p>	
<p>£495 per calendar month</p>	
<p>Lease</p>	
<p>12 month term</p>	
<p>Rates</p>	<p>All prices and rents are quoted exclusive of VAT, unless otherwise stated.</p> <p>Viewings are arranged directly with the landlord. Please contact Andrew Maxwell of Godalming Guardian House on 01483 414 271 or 07920 047 707.</p>
<p>Inclusive of business rates & services Metered electricity</p>	
<p>Energy Certificate</p>	
<p>Available on request</p>	