

## OFFICE SUITE – TO LET



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

The Acorn Suite - 746sqft (69.3sqm)

Fully self-contained, recently refurbished

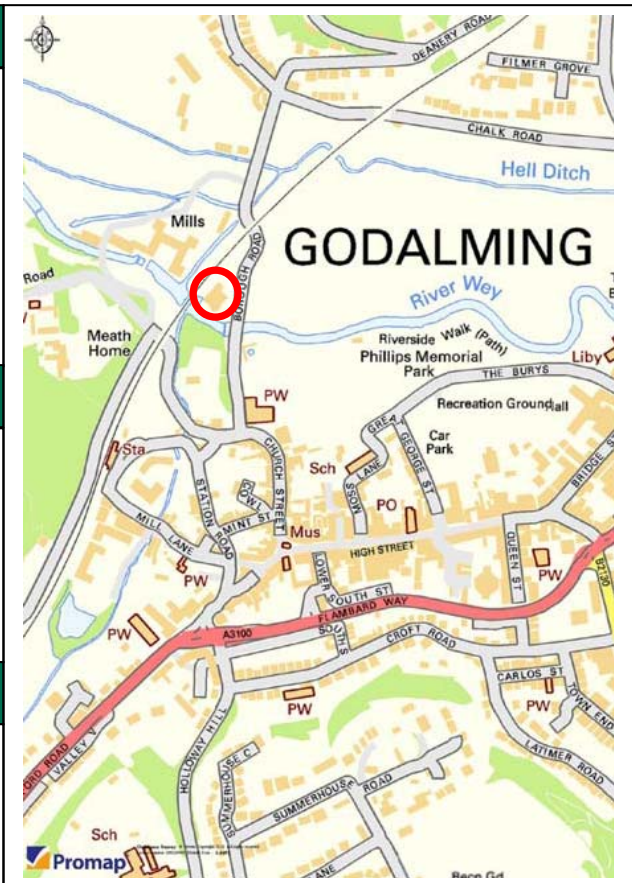
3 parking spaces included (extra available)

2 minutes Godalming Railway Station / 3 minutes Town Centre

Godalming Guardian House  
Borough Road, Godalming, Surrey, GU7 2AE

Tel: 01483 414 271  
Email: [andrew.maxwell@guardian-house.co.uk](mailto:andrew.maxwell@guardian-house.co.uk)  
[www.guardian-house.co.uk](http://www.guardian-house.co.uk)

<b>Location</b>
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.
<b>Description</b>
Guardian House is an attractive two storey office building, offering refurbished modern space with suspended ceilings, perimeter trunking and gas central heating. There may also be the option of having some air conditioning installed.
<b>Accommodation</b>
The self-contained accommodation is approximately as follows:  Acorn suite <b>746 sq ft 69.3 sq m</b>
<b>Rent</b>
£13,500 p.a exclusive (£18 per sq ft)
<b>Lease</b>
12 month term. A service charge is payable to cover repairs and communal costs.
<b>Rates</b>
Rateable value: £9300 Rates payable: £3850.20 (2010/2011)
<b>Energy Certificate</b>
Available on request



All prices and rents are quoted exclusive of VAT, unless otherwise stated.

Viewings are arranged directly with the landlord. Please contact Andrew Maxwell of Godalming Guardian House on **01483 414 271** or **07920 047 707**.