

**HIGH QUALITY  
OFFICES  
TO LET**



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**EGi's Most Active Dealmaker - Surrey 2018/19**



**THE COACH HOUSE, 16B HIGH STREET,  
GODALMING, SURREY GU7 1EB**

Fully Refurbished, Self-Contained High Quality Offices

**183.95 sq. m. / 1,980 sq. ft.**

Town Centre Location

Currently B1 consented D1 or D2 Use

7 Parking Spaces



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
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## THE COACH HOUSE, 16B HIGH STREET, GODALMING

### Location

The Coach House is located just off Godalming High Street in the town centre. It is accessible along Kings Mews a private road which runs alongside the Kings Arms Royal Hotel. It is half a mile from the property to Godalming Train Station (which provides regular services into London Waterloo and Portsmouth & Southsea Station), and by car the A3 London to Portsmouth Trunk Road is accessible 2.5 miles from the property at the Hurtmore intersection.

### Description

The Coach House is a superbly refurbished two-storey self-contained office building. It comprises three main office spaces on the ground floor, with the rear office enjoying a vaulted ceiling with exposed structural steels. There are male, female and disabled WCs on the ground floor. The first floor comprises two well-proportioned offices with large windows and high ceilings.

The property benefits from a mix of underfloor heating and wall-mounted radiators. There is an alarm installed and it is fully wired for data with Cat 7 ethernet cabling throughout which has been patched into a dedicated server room.

Externally there is a front paved terrace and private gravel car park which can accommodate up to 7 cars.

### Accommodation

**Ground Floor:** 116.13sq. m. / 1,250 sq. ft.

**First Floor:** 67.82 sq. m. / 730 sq. ft.

**Total:** 183.95 sq. m. / 1,980 sq. ft.

### Quoting Rent

£55,000 p.a.

### Lease

A new full repairing and insuring lease to be granted for a term to be agreed.

### Use

The Coach House has established B1 office use and consented D1 and D2 use (under application ref: WA/2018/2242)

### Legal Costs

Each party to bear their own legal costs incurred in the transaction

### EPC

Rating: D - 85

### Map



### Internal Photo



### Rates

Rateable Value: **TBC**

Rates Payable:

### Viewings

Strictly by Appointment with the Sole Agent:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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