



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**2<sup>ND</sup> FLOOR OFFICES WITH PARKING**

500 to 9,636 Sq. ft. ( 46.46 to 895.21 sq. m)

**THE BURYS, GODALMING, SURREY GU7 9TH**



- Waverley Borough Council Headquarters
- Well Located at the Bottom of the High Street
- Secure Parking
- All Inclusive Rent
- Flexible Terms

## LOCATION

The Bury's is located at the bottom of Godalming High Street, easily accessed from the A3100 and all other routes in and out of the town. The property itself over looks the picturesque floodplain meadows, Lammas Lands and is situated within walking distance of the High Street and mainline train station with regular services into both London Waterloo and Portsmouth Harbour.

## DESCRIPTION

The available accommodation is located on the 2<sup>nd</sup> floor of the Waverley Borough Council headquarters' known as 'The Bury's'. Access to the office is via a secure reception area and then up to the 2<sup>nd</sup> floor of the building via communal stairs & lifts. Each wing of the 2<sup>nd</sup> floor can also be accessed by secondary staircases leading to the external areas of the building on the ground floor.

Depending on how the floor is split, there is communal access to male and female W/C's as well as a kitchen/break out area. If the whole floor is let to a single tenant, then these facilities will be solely demised to the incoming occupier. The office space includes air conditioning, strip florescent lighting and permitter trunking for power supply. There will also be a provision for on-site parking, dependent on the amount of space taken.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
2 <sup>nd</sup> Floor	2,750 – 9,636	255 - 895
Total	2,750 – 9,636	255 - 895

## RENT

£27.50 per sq. ft. (Inclusive of Service Charge, Utilities & Insurance).

## RATES

Rateable Value: £121,389.00  
Rates Payable (20/21): c. £6.45psf

## EPC

C - 75



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.

**T: 01483 300 176**  
**www.owenisherwood.com**  
**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Kieran Morgan**  
**T: 01483 300 176**  
**M: 07904377405**  
**E: kieran@owenisherwood.com**