



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**SERVICED OFFICES**  
Variety office & suite sizes available.

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

## LOCATION

Guardian House is situated on Borough Road beside the River Wey. It is 2 minutes from Godalming Station, 5 minutes from the town centre and 7 minutes by train from Guildford.

## DESCRIPTION

Guardian House is a privately-owned office complex that comprises a mix of self-contained office suites and multi-occupancy suites, with space ranging in size from 100 sq ft to 365 sq ft.

## ACCOMMODATION & RENT

AVAILABLE	SQ FT	SQ M	RENT
<u>Chestnut Suites</u>			
Office 2	189	17.67	£720 pcm
Office 4	160.2	14.9	£625 pcm
<u>Redwood Suites</u>			
Office 1	181.5	16.86	£725pcm
Office 2	365.6	33.9	£1,400 pcm
Office 3	101.4	9.4	£500 pcm
Office 4	158	14.7	£625 pcm
<b>Total</b>	<b>806.50</b>	<b>74.86</b>	<b>£3,250pcm</b>

All rents are exclusive of VAT and VAT is payable.

## TERMS

Available on flexible license terms with fully inclusive rental including utilities, service charge, business rates and building insurance. Telecoms would be the tenant's responsibility.

## RATES

Tenants are responsible for their own business rates (if applicable).

## EPC

D - 81

## LEGAL COSTS

Each party to bear their own legal costs.



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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