

# Mill Pool House

Old Mill Complex, Mill Lane, Godalming, GU7 1EZ

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**3,530 sq ft (328 sq m) To Let**

High quality, refurbished, town centre offices



## Location

The Old Mill Complex is accessed off Mill Lane, and is only a short 3 minute walk to both Godalming mainline train station and the High Street with its wealth of retail, bank and restaurant amenities.

By road, the A3 is only 2.5 miles distant and Guildford 4.5 miles whilst Godalming train station provides up to four trains an hour to London Waterloo.



## Travel Times

By Car	Miles
A3	2.5
Guildford	4.5
M25 (J 10)	16
Heathrow Airport	28
Central London	38
Gatwick Airport	40

By Rail	Mins
London Waterloo	44
Reading	50
Portsmouth	55
Gatwick Airport	60



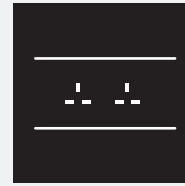
## Description

Mill Pool House forms part of The Old Mill office complex and comprises a detached office building over ground and two upper floors located within landscaped grounds that include an old mill and mill stream. The property provides a variety of office suites with on site car parking. Additional on site parking may be available.

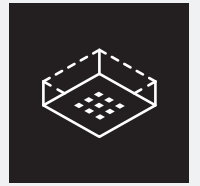
The first floor suite has been comprehensively refurbished to include new air conditioning, new suspended ceiling with LED lighting, new WC's and shower within the suite, complete redecoration and new carpet. The entrance lobby has also been refurbished to include a disabled WC.



Refurbished reception



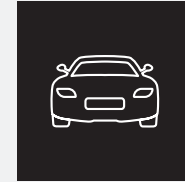
New perimeter trunking



Suspended ceiling with LED lighting



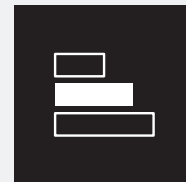
New air conditioning



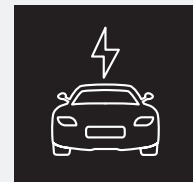
15 car parking spaces



New wc's & shower



EPC Rating - B(44)

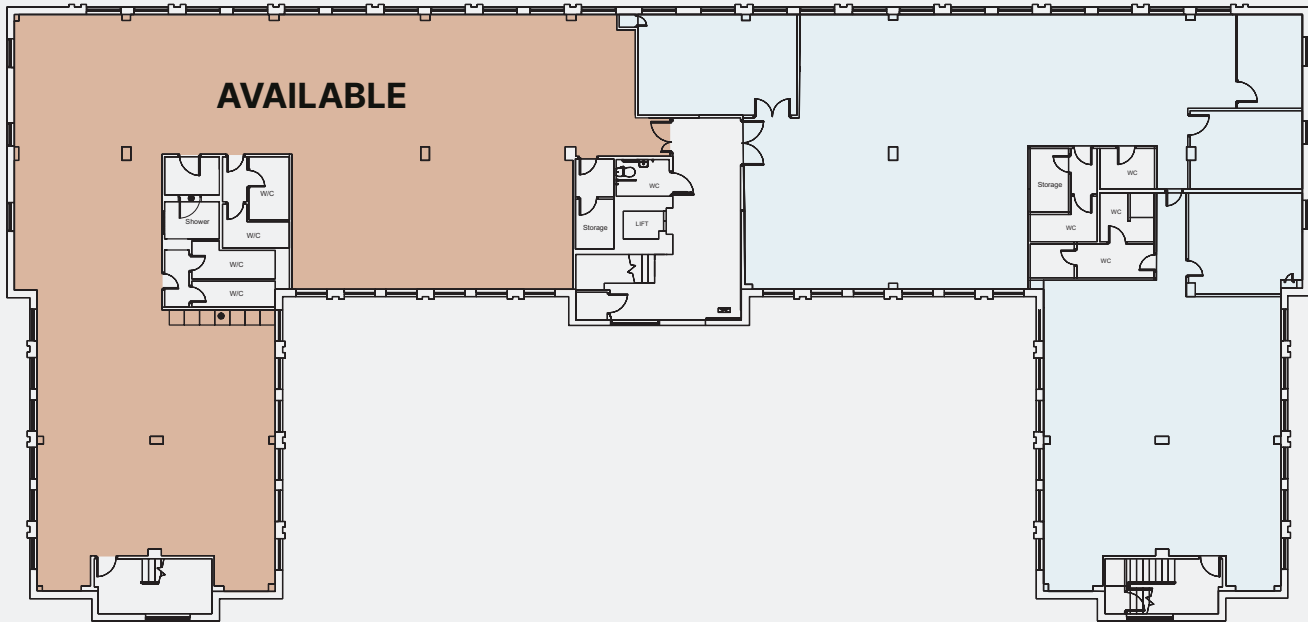


Electric car charging point available

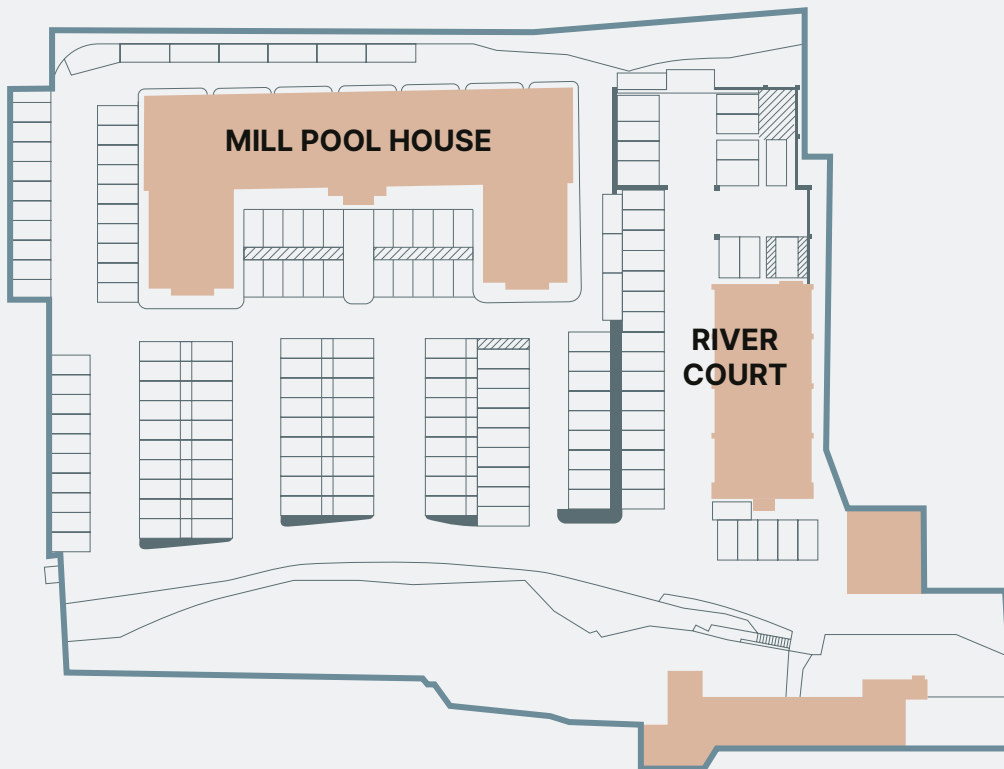


## Accommodation

Floor	sq ft	sq m	Parking spaces
First South	3,530	328	15



First floor plan



Site plan





Indicative of the office refurbishment

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## Rent

On application.

## Rates

On application.

## Tenure

Leasehold for a term to be agreed

## VAT

VAT will be chargeable on the terms quoted.

## Legal costs

Each party is to be responsible for their own legal fees.

## EPC

The property is targeting an EPC rating of B(44).

## Viewing

Strictly by prior appointment with the joint agents:



**Tim Shaw:**  
tgshaw@lsh.co.uk  
m: 07834 626 792



**Derek Corden**  
e: derek@owenisherwood.com  
m: 07905 419 796