

# GODALMING

The Mill, GU7 2QJ



## OFFICE TO LET

**3,092 TO 8,608 SQ FT**

- Extremely competitive rent and incentives available!
- High quality fully fitted offices
- Located within a picturesque rural riverside setting within a period village on the edge of Godalming
- Less than 2 minutes from the A3 providing fast access to wider areas such as Guildford, Weybridge, Woking and Haslemere
- Excellent on site car parking
- Set within the well established Abbey Mill Business Park
- EPC Grade B

**High Quality Office Set in Scenic Riverside Setting - To Let by assignment or sublet**

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## Summary

<b>Available Size</b>	3,092 to 8,608 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	B (47)

## Description

The available suites within The Mill comprise the entire ground and first floors. The offices benefit from excellent natural light and a CAT A fit out throughout. The suites provides a mix of open plan space, as well as a number of private offices, meeting rooms and boardrooms which could remain or be removed to suit the needs of the occupier. There is also a fully fitted high quality kitchen/breakout space for staff to benefit from. Car parking is exceptional with a 1:182 sq. ft. ratio.

## Location

The Mill is set within the well established Abbey Mill Business Park, an attractive rural setting but less than half a mile from the A3. The Mill is in a prominent location with not only fast access to the A3 but Junction 10 of the M25 is only a 15 minute drive away. The property also benefits from having The Stag on The River public house just a few minutes walk from the property.

## Accommodation

The accommodation comprises the following areas (NIA):

Name	sq ft	sq m	Availability
1st	3,092	287.26	Available
Ground	5,516	512.45	Available
<b>Total</b>	<b>8,608</b>	<b>799.71</b>	

## Specification

High quality fully fitted offices  
 Excellent parking  
 EPC B  
 Air conditioning  
 Raised floors  
 Rural setting but close to A3

## Viewings

Strictly through the sole agents listed below

## Terms

Available to let by way of lease or sublet for a term to be negotiated

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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