



Huxley House, Weyside Park, Godalming GU7 1XE

TO LET

Fitted Offices with Parking

2,654 - 6,215 Sq Ft
(247 - 577 Sq M)

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DESCRIPTION

Huxley House is a high quality office situated on Weyside Park, a short distance from Godalming town centre and the retail park. The building is arranged over two floors and benefits from a generous allocation of parking (1:245 sq ft).

The available office accommodation comprises the 1st floor which benefits from an existing fit out to include board room, cellular offices/meeting rooms, kitchen/break out space and open plan space.

- ✓ Modern offices
- ✓ Only approx. 1 mile from Godalming train station
- ✓ Fitted offices available
- ✓ 25 car parking spaces
- ✓ Air conditioning and raised floors
- ✓ EPC - C (55)



LOCATION

Weyside Park is located less than a mile from Godalming town centre where all main amenities and shopping facilities are available. There is also a regular mainline rail service to London Waterloo (48 minutes).

Guildford, the principal county town of Surrey is within only 4 miles. The park is also conveniently located close to the A3 London-

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part 1st floor - east	3,561	331
Part 1st Floor - west	2,654	247
Total	6,215	577

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable value (2023) - East £87,000, West £66,000
Rates Payable (2023/24) - East £33,792, West £44,544

TERMS

The accommodation is available on a new effectively FRI sublease for a term expiring no later than March 2028.

EPC C (55)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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