



---

Friary House, Station Road,  
Godalming GU7 1EX

---

**TO LET**

---

Refurbished Offices Next to Godalming  
Station

---

3,000 - 20,721 Sq Ft  
(279 - 1,925 Sq M)

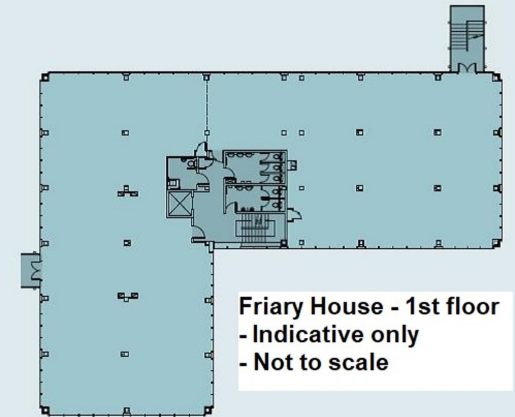
---

# Friary House, Station Road, Godalming GU7 1EX

## DESCRIPTION

The property comprises a three storey office building totaling 20,721 sq ft (1,925 sq m). The property is located approximately 0.1 miles away from Godalming Railway Station and a short walk to the town centre.

- ✔ To be refurbished
- ✔ Town centre adjacent to Godalming mainline rail station
- ✔ 57 car spaces
- ✔ VRV Comfort Cooling
- ✔ Raised floors
- ✔ EPC B



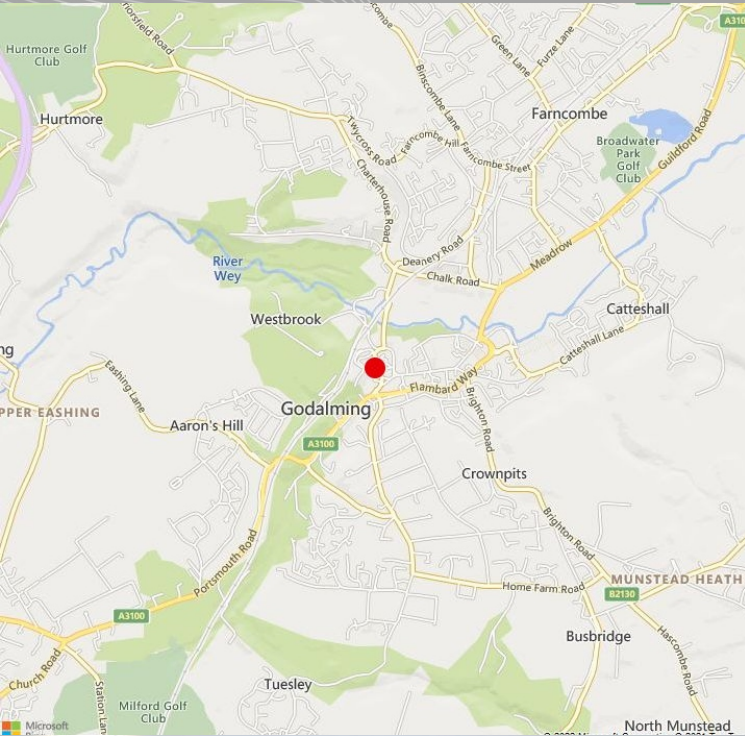
## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second floor	6,923	643
First floor	6,840	635
Ground floor	6,619	615
Reception	339	31
<b>Total</b>	<b>20,721</b>	<b>1,925</b>

## TERMS

New leases will be available for a term to be agreed from circa 3,000 sq ft and upwards.





## LOCATION

Friary House is located opposite Godalming railway station which provides frequent services to London Waterloo.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Paul Dowson**  
01483 446703  
pdowson@lsh.co.uk

**Tim Shaw**  
01483 446711  
tgshaw@lsh.co.uk

**Ed Smith**  
020 7318 5136  
edward.smith@realestate.bnpparibas

**Elliot McNish**  
Elliot.MCNISH@realestate.bnpparibas

**lsh.co.uk**