

# The Annex

Old Mill Complex, Mill Lane, Godalming GU7 1EZ

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**994 sq ft (92 sq m) TO LET**

Ground floor character office with excellent parking

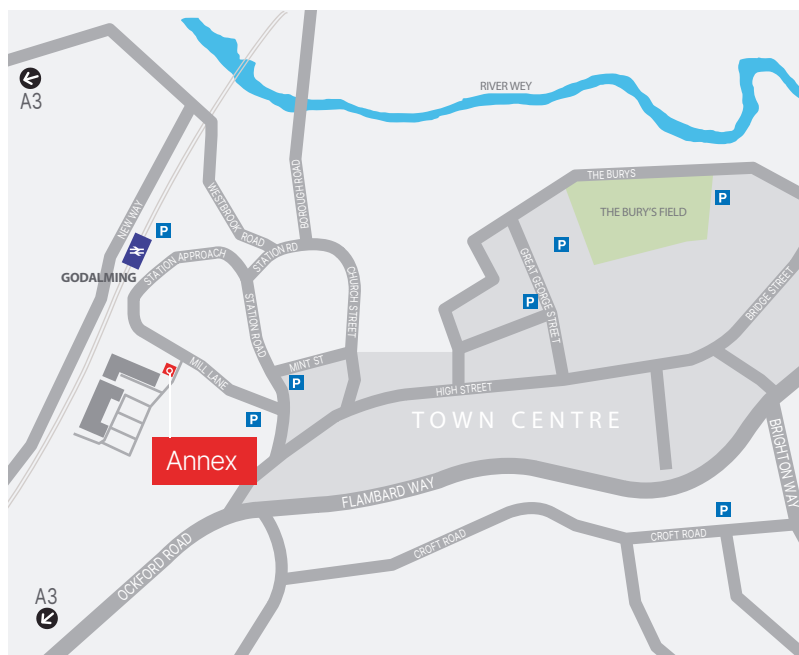
[www.theoldmillcomplex.co.uk](http://www.theoldmillcomplex.co.uk)



## 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

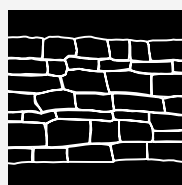
| By Car           | Miles |
|------------------|-------|
| A3               | 2.5   |
| Guildford        | 4.5   |
| M25 (J 10)       | 16    |
| Heathrow Airport | 28    |
| Central London   | 38    |
| Gatwick Airport  | 40    |

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

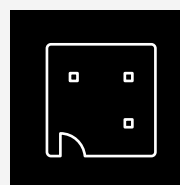
## Description

The Annex is a two storey character office building constructed on brick and Bargate stone elevations under a pitched roof, located opposite the mill stream at the entrance to the Old Mill Office Complex.

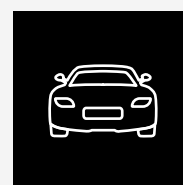
The property provides a self contained office suite on each floor, with the 1st floor accessed via an external, metal, spiral staircase. The available ground floor suite is configured to provide two offices, open plan space together with a kitchenette and WC.



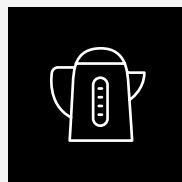
Character offices



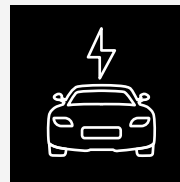
Self-contained ground floor suite



4 car parking spaces



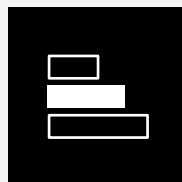
Kitchenette



Electric car charging point available



WC



EPC Rating - D(79)



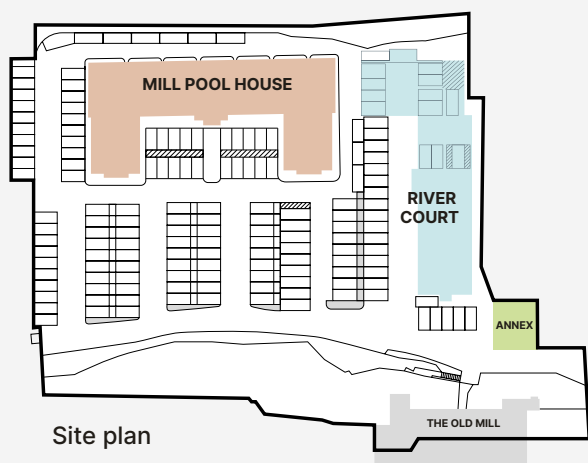
Only 150m from Godalming train station



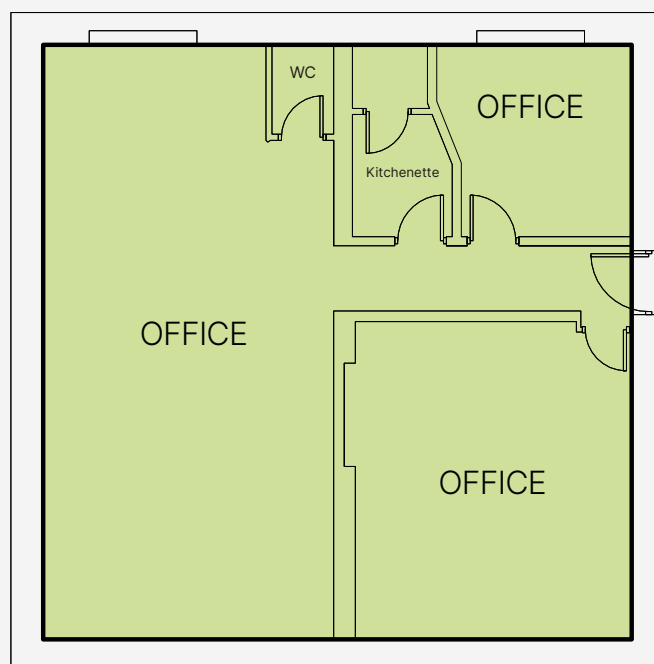
Town centre – short walk to High Street & train station

## Accommodation

| Floor        | sq ft      | sq m      | Parking spaces |
|--------------|------------|-----------|----------------|
| First floor  | LET        | LET       |                |
| Ground floor | 994        | 92        | 4              |
| <b>TOTAL</b> | <b>994</b> | <b>92</b> | <b>4</b>       |



## Ground floor





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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

D (79) – a copy of the certificate is available upon request.

## Viewing

Strictly by prior appointment with the joint agents:



### Tim Shaw

07834 626 792

tshaw@shw.co.uk

### Elliot Hope

07860 506 885

ehope@shw.co.uk



### Adam Fenney

07983 204 530

adam@owenisherwood.com

### Amelia Watson

07983 498 697

amelia@owenisherwood.com

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