

# River Court

Old Mill Complex, Mill Lane, Godalming GU7 1EZ

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**1,488 – 3,599 sq ft (138 – 334 sq m) TO LET**

Refurbished office suites 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

River Court provides high quality, modern office accommodation over ground and two upper floors with generous onsite car parking.

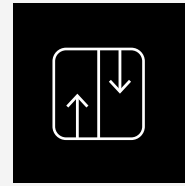
The part 1st floor has been fully refurbished to provide best in class office space with new air conditioning, new suspended ceiling with new LED lighting with raised floors and excellent natural light. The suite provides open plan space ready for a tenant to undertake their fit out.

The suite can also be split to provide two smaller suites of approximately 1,500 sq ft with a shared kitchen with break out space.

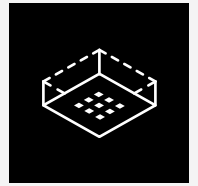
The ground floor suite is also available and has the benefit of an existing fit out to include cellular office and meeting room and kitchen.



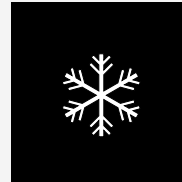
Fitted & furnished options available



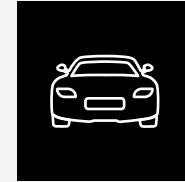
Passenger lift



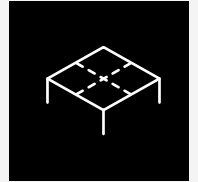
Suspended ceilings with LED lighting



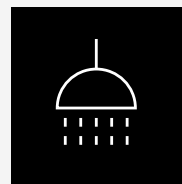
Air conditioning



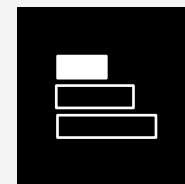
Generous on-site car parking



Full access raised floor



Shower



EPC  
1st floor north A (21)  
Ground floor B (42)



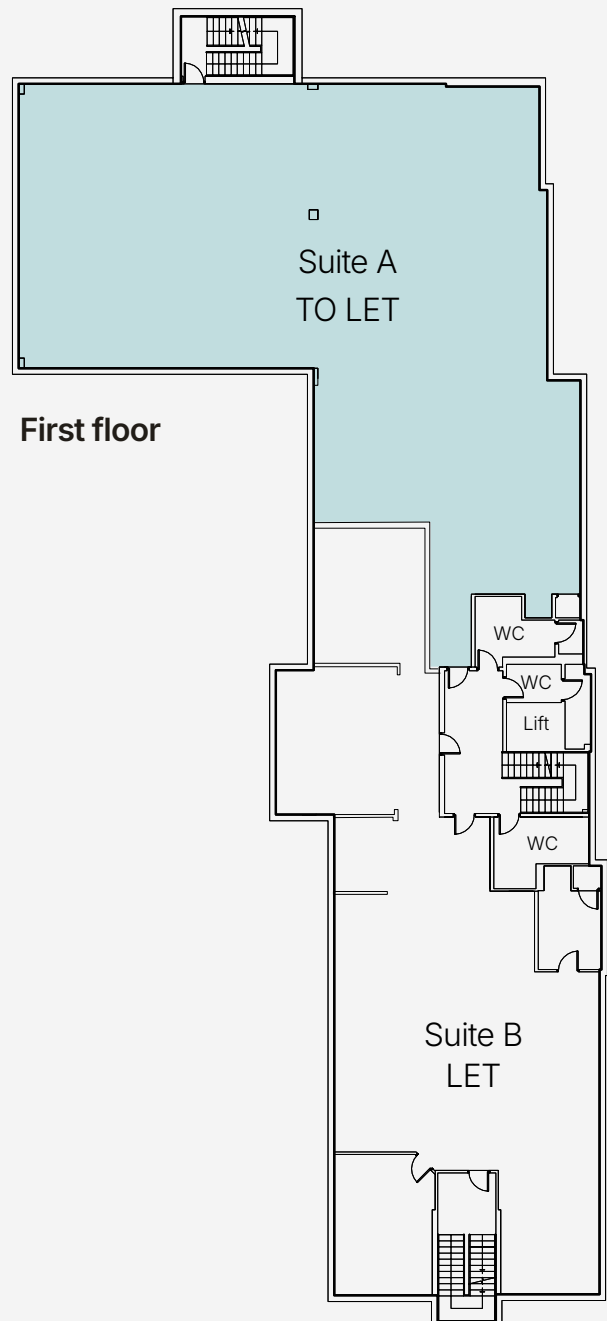
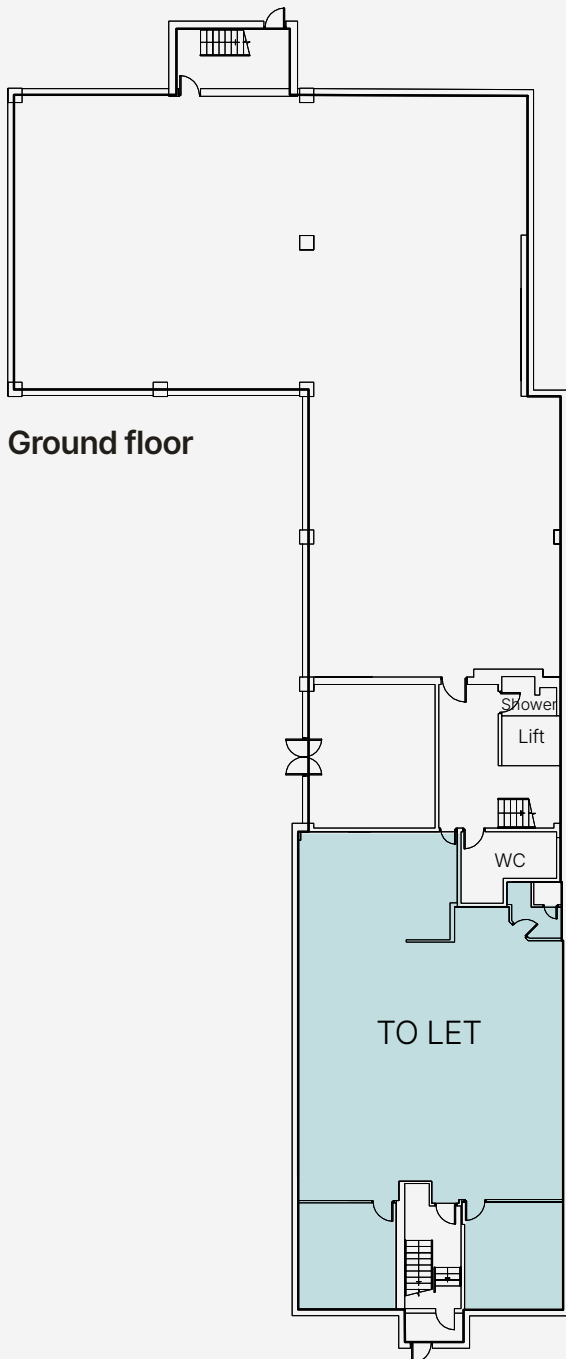
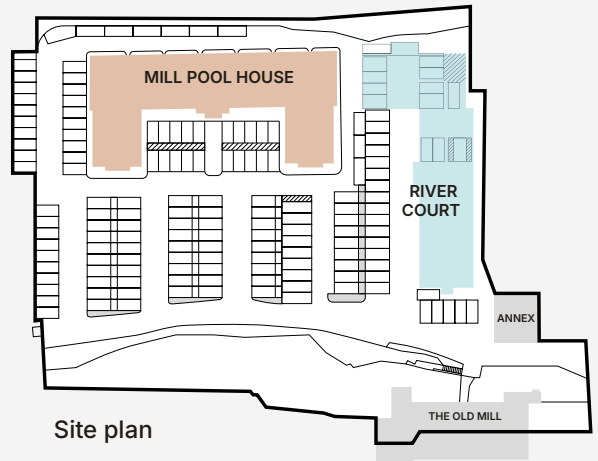
Town centre – short walk to High Street & train station



## Accommodation

| Floor                 | sq ft        | sq m       | Parking spaces |
|-----------------------|--------------|------------|----------------|
| Second floor          | LET          | LET        |                |
| First floor – Suite A | 3,599        | 334        | 16             |
| First floor – Suite B | LET          | LET        |                |
| Ground floor          | 1,987        | 185        | 9              |
| <b>TOTAL</b>          | <b>5,586</b> | <b>519</b> | <b>25</b>      |

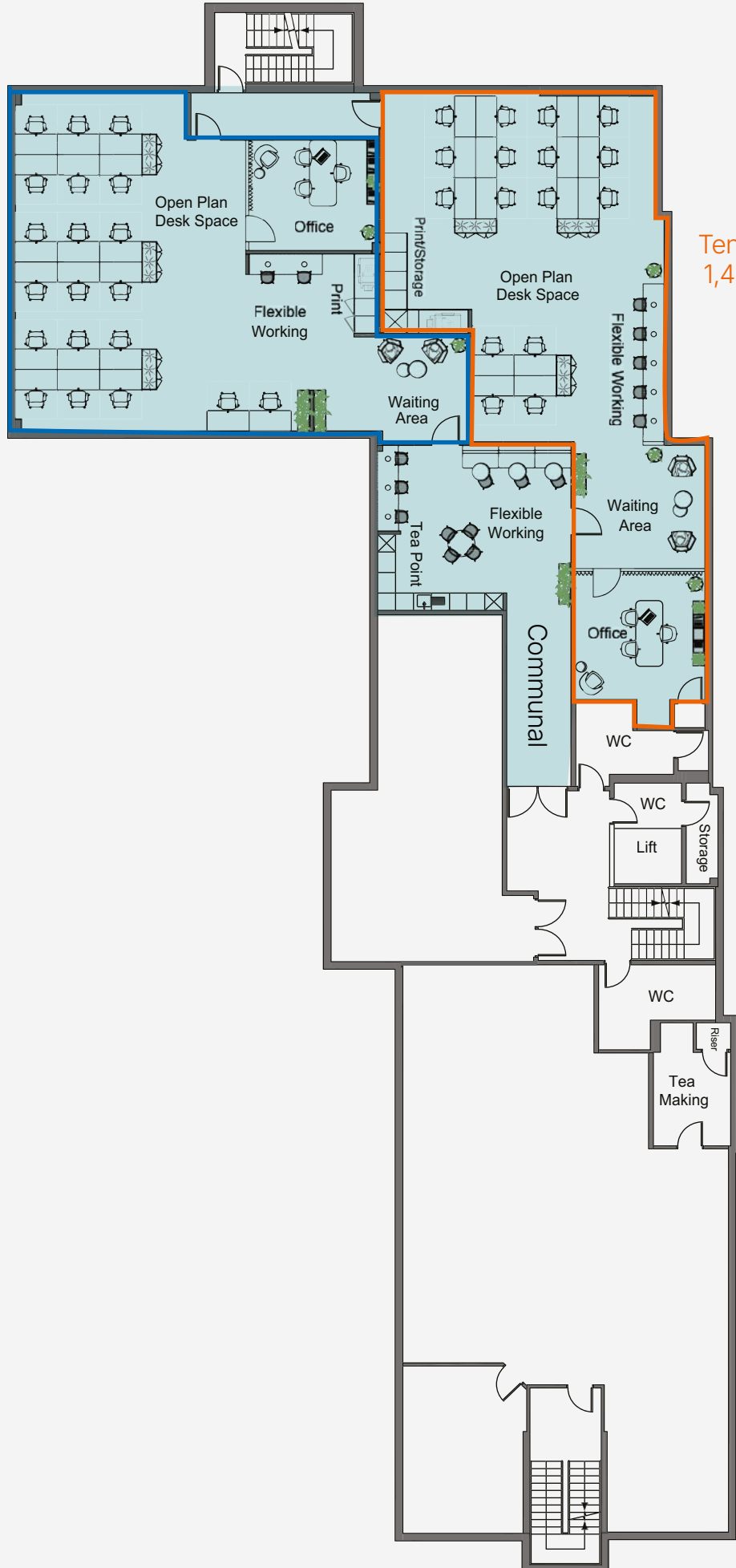
The First Floor – Suite A can be split into two suites of approx. 1,500 sq ft which would share a generous kitchen with break out space.



**First floor suite A**  
**Indicative fitout**

Tenancy 02  
1,505 sq ft

Tenancy 01  
1,488 sq ft



**Breakdown – Tenancy 01**

- 1 office
- 16 desk spaces
- 1 Print / storage area
- 5 person flexible working
- 2 person waiting area

**Breakdown – Tenancy 02**

- 1 office
- 20 desk spaces
- 1 Print / storage area
- 2 person flexible working
- 2 person waiting area

**Breakdown – Communal**

- 9 person flexible working
- 4 person seating and tea point
- Tea making



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## Rent

On application.

## Rates

On application.

## Tenure

Available on a new effectively FRI lease, by way of a service charge, for a term to be agreed.

## VAT

VAT will be chargeable on the terms quoted.

## Legal costs

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

## EPC

1st floor north A (21)

Ground floor B (42)

A copy of the certificate is available on 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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