



gbc Godalming Business Centre

4&5

Godalming Business Centre / Woolsack Way
Godalming / Surrey / GU7 1XW

4GBC & 5GBC available to let
2,500 - 11,500 sq ft of high quality comfort cooled offices
Exceptional car parking 59 spaces (1 per 195 sq ft)
Whole buildings of 5,700 sq ft
Single floors from 2,500 - 5,760 sq ft



www.godalming-business-centre.com

environment

485

Godalming Business Centre is a modern development of eight two storey office buildings with exceptional car parking.

- Extensive landscaped environment
- Leisure area with seating area for lunch and outdoor meetings
- New high intensity lighting to provide a secure environment.

4GBC and 5GBC have recently been upgraded to provide modern high quality open plan offices. They are both self contained office buildings on two floors with an impressive reception. The space is available as a whole or in floors.

- Exclusive ground floor entrance via stainless steel and glass doors
- Raised floors
- Double glazed windows with excellent natural light
- Suspended ceiling with LG3 lighting
- Comfort cooling
- Gas fired central heating controlled by individual radiator thermostats
- Male, female and unisex WC's
- Kitchenette



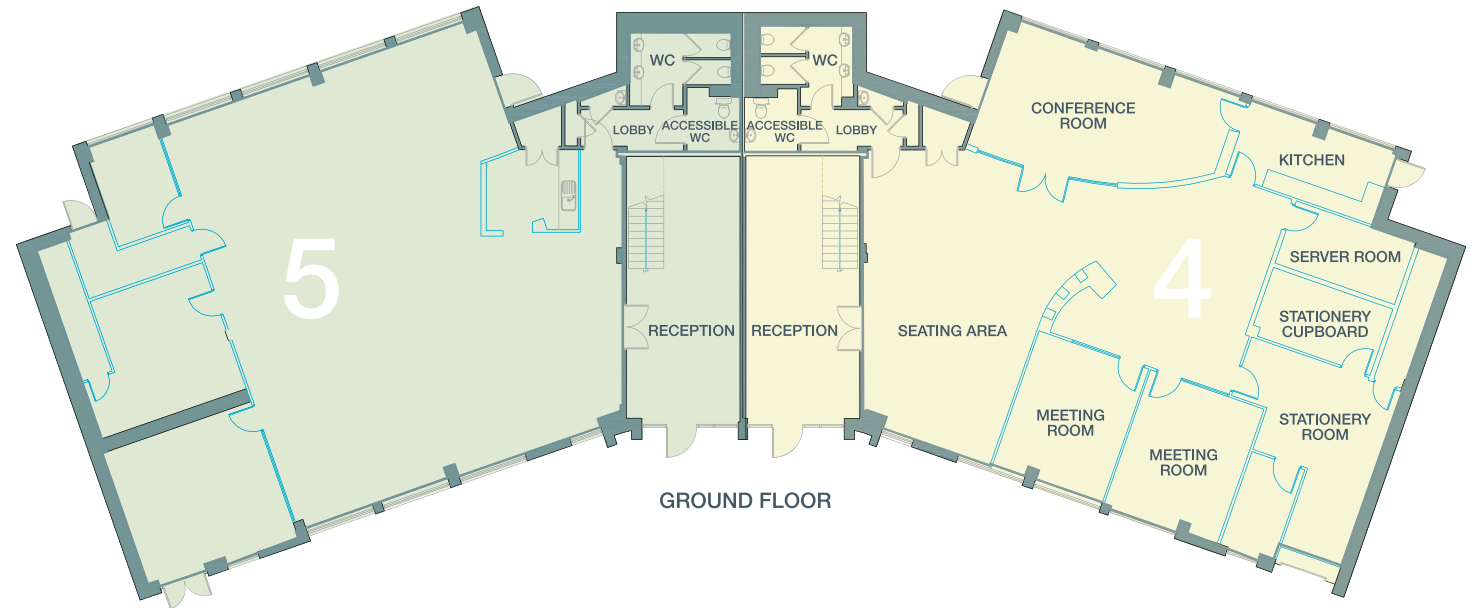
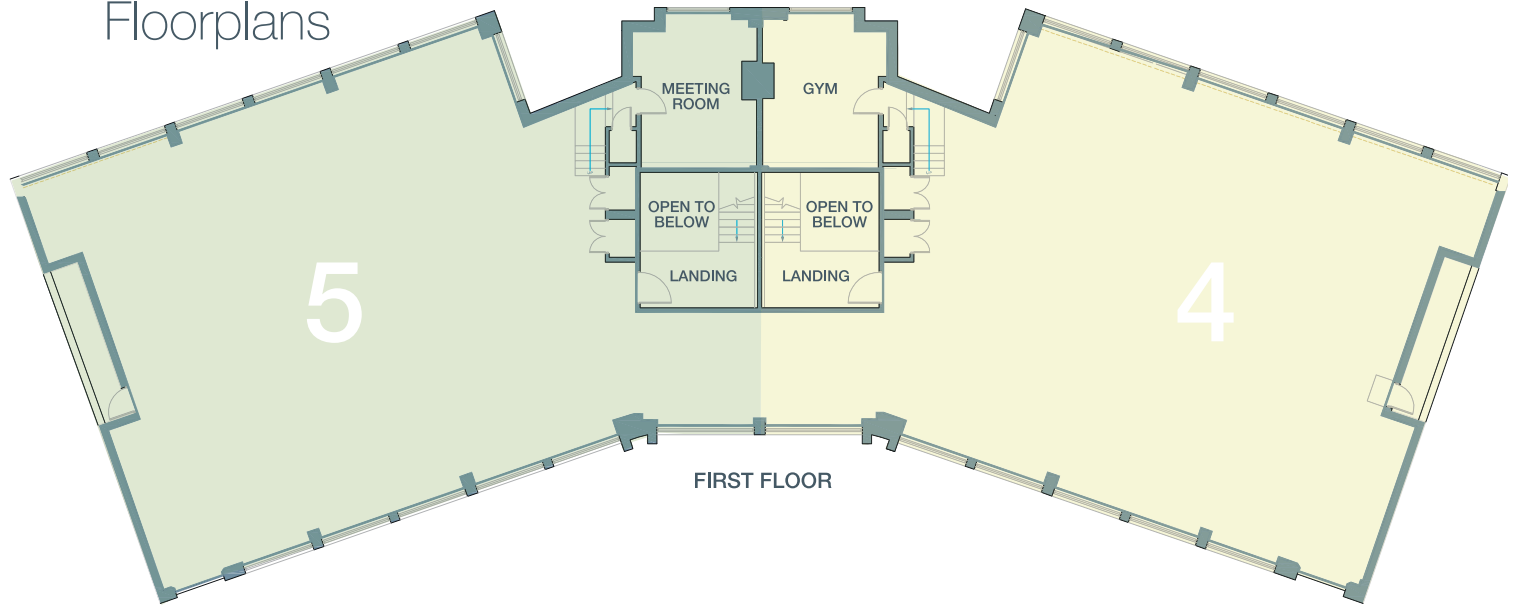
Schedule of areas

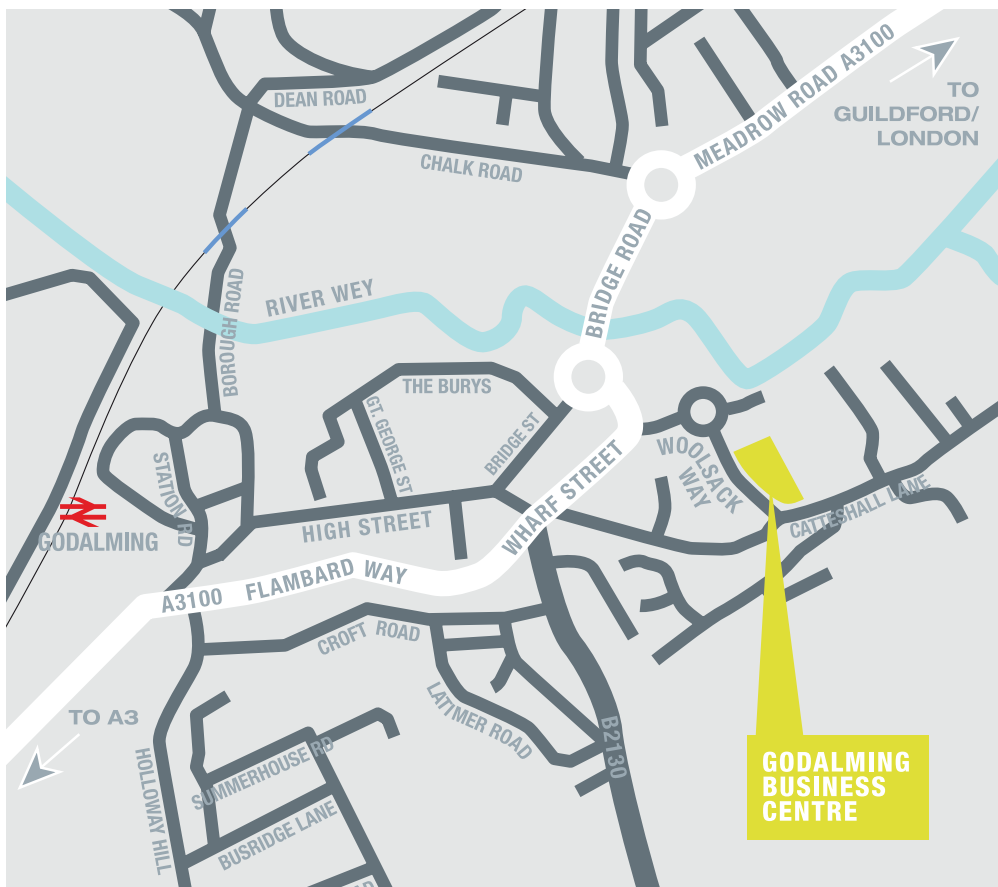
Area	Sq Ft	Car Spaces
4GBC GF	2,525	
4GBC FF	2,885	
Reception	325	
4GBC Total	5,735	29
5GBC GF	2,520	
5GBC FF	2,875	
Reception	325	
5GBC Total	5,720	30
Total Available	11,455	59





Floorplans





Location

GBC is 2.5 miles from the A3, 5 miles south of Guildford and 14 miles south of the M25. It is a short walk to the Town Centre, immediately adjacent to Sainsbury's Superstore and a few minutes to Waitrose. There is a regular rail service to London Waterloo with a journey time of only 40 minutes.

Terms

Buildings 4 & 5 are available on a Galileo Plain English Lease. This means reduced legal costs and quick occupation.

Viewing

By appointment with joint sole agents Leighton Goldhill or Wadham & Isherwood.



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Misrepresentation Act: The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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