Southern House, The Wharf, Flambard Way Godalming, Surrey GU7 1HH

Freehold Office Building

- Future Residential Development Potential (Subject to Consents)
- Prosperous Commuter Belt Location
- Approximately 594.35 sq m (6,397 sq ft)
- Large 0.35 acre (0.14 hectare) site (excluding road) with low site coverage of approximately 25%

Full Vacant Possession

lot 23

 Nearby occupiers include Homebase, Sainsbury's and Waitrose

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On behalf of Alistair Wright & Simon Hunt Joint LPA Receivers

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Miles: 33 miles south-west of Central London

Sainsbury's and Waitrose.

- 4 miles south of Guildford Roads: A3100, A3, A31, M25 (Junction 10) Rail: Godalming Railway Station (direct to London Waterloo
- in 47 minutes) London Heathrow Airport, London Gatwick Airport Air:

Godalming, just off Wharf Street (A3100), and is within walking distance of the town centre. Nearby occupiers include Homebase,

The property comprises an office building over ground, first and second floors with parking for approximately 25 cars. The property benefits from a site area (excluding road) of some 0.35 acres (0.14 hectares) with an approximate site coverage of 25%.

VAT is applicable to this lot. The property is situated within the affluent commuter town of

Note

Freehold.

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT and vacant possession, can be given.

For planning advice please refer to Waverley Borough Council.

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: 020 7034 4857.

Six Week Completion

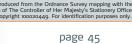
Website: www.waverley.gov.uk

Tel: +44 (0)1483 523333.

Floor	Use	Floor Areas (Approx)		Tenant	
Ground First Second	Office Office Office	205.73 sq m 222.12 sq m 166.50 sq m	(2,214 sq ft) (2,391 sq ft) (1,792 sq ft)	VACANT POSSESSION	
Totals		594.35 sq m	(6,397 sq ft)		

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Wedlake Bell LLP



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