

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

lot 23

## 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%
- Nearby occupiers include Homebase, Sainsbury's and Waitrose

Full  
Vacant  
Possession



On behalf of  
Alistair Wright &  
Simon Hunt Joint  
LPA Receivers



## Location

**Miles:** 33 miles south-west of Central London  
4 miles south of Guildford  
**Roads:** A3100, A3, A31, M25 (Junction 10)  
**Rail:** Godalming Railway Station (direct to London Waterloo  
in 47 minutes)  
**Air:** London Heathrow Airport, London Gatwick Airport

## Situation

The property is situated within the affluent commuter town of Godalming, just off Wharf Street (A3100), and is within walking distance of the town centre. Nearby occupiers include Homebase, Sainsbury's and Waitrose.

## Description

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%.

## Tenure

Freehold.

## Planning

For planning advice please refer to Waverley Borough Council.  
Website: [www.waverley.gov.uk](http://www.waverley.gov.uk)  
Tel: +44 (0)1483 523333.

## VAT

VAT is applicable to this lot.

## Note

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.

## Viewings

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

## Tenancy and accommodation

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

## For further details please contact:

**Gwen Thomas**  
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## Solicitors:

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