

RIVERSIDE COURT GODALMING

3,800 SQ FT FREEHOLD OFFICE BUILDING
IN A PRESTIGIOUS RIVERSIDE LOCATION

Riverside Court
Douglas Drive, Catteshall Lane, Godalming, Surrey, GU7 1JX


elsmore
developments to inspire your future



Tranquil landscape and waterside setting with outside seating area. Riverside Court is positioned by the banks of Surrey's oldest waterway, with the benefits of cutting edge and flexibility of contemporary interior design.

When it comes to location, things couldn't get much better. Riverside Court is perfectly positioned, situated on this wildlife corridor towards the southern end of Catteshall Lane, close to Godalming town centre. Waitrose and Sainsbury's are close at hand and approximately one mile away are Godalming and Farncombe rail stations.

35 miles from London, Godalming has good onward road access linking into the A3 and in turn the M25 (junction 10) approximately 10 miles away.

Riverside Court sits in an unrivalled waterside location adjoining the Wey Navigation with extensive views out over the Lammas Land, Godalming and the hills beyond.

Riverside Court
Douglas Drive, Catteshall Lane, Godalming, Surrey

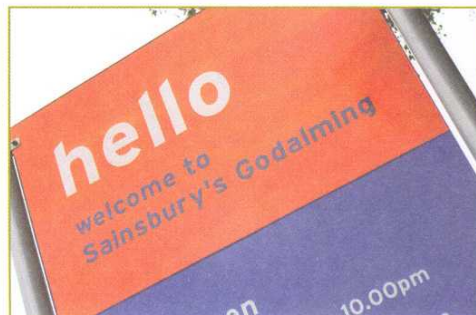


Riverside Court offers potential occupiers stylish, modern office accommodation with superb natural light, eco friendly air conditioning and dedicated parking.

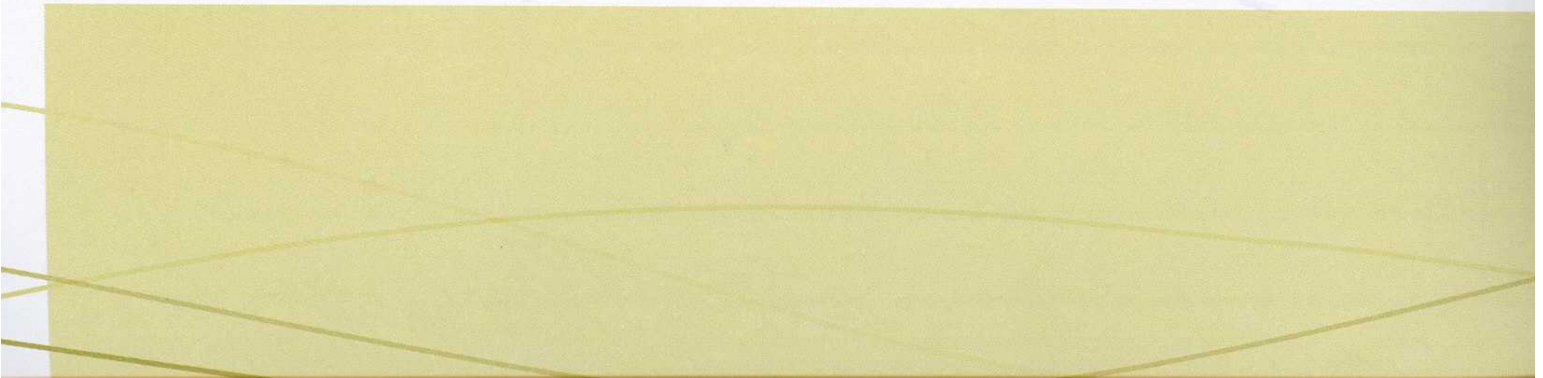
- 16 dedicated parking spaces and bicycle store
- Kitchen and separate male/female toilet facilities to ground floor
- Kitchenette and toilet to first floor
- Shower facilities
- Easy pedestrian access to town centre, shops and station
- Air sourced heating/cooling system using renewable energy to ensure constant ambient temperature
- Flexible space with perimeter trunking
- Ready for immediate occupation.

The contemporary designed office has been extensively upgraded and refurbished to create a pleasant and convenient work location for staff, suppliers and customers alike.

Environmentally friendly temperature control is provided by the latest generation of air to air heat pumps. A pleasant indoor climate is maintained using renewable energy for both air heating and cooling to ensure a constant ambient temperature. Active air purification neutralises harmful particles and improves the indoor environment.



Riverside Court
Douglas Drive, Catteshall Lane, Godalming, Surrey





Approximate gross internal floor area:

Ground floor	178 sq m	1915 sq ft
First floor	178 sq m	1915 sq ft
Total	356 sq m	3830 sq ft



Important notice

These particulars are produced in good faith; they are a general guide only and do not constitute any part of a contract or warranty. Elsmore operates a policy of continuous product development and individual features may change from details shown. Consequently these particulars should be treated as a general guidance only and cannot be relied on as accurately describing any of the specified matters prescribed by an order made under the Property Misdescriptions Act 1981. All plans in the brochure are for illustrative purposes only and are not drawn to scale. All measurements are approximate. Show homes, furnished rooms and literature are designed to show you what your new property could be like. Please note that they may contain a number of non-standard items not included in the specification eg all furniture, furnishings, light fittings, floor coverings. You should clarify what is included and excluded in your new property when reserving and seek professional advice. The name Riverside Court is the marketing name for the development, and is subject to approval by the relevant authorities. Please note that any requests for extra work or variations to the specification will only be considered when contracts are exchanged and where practical to do so.



For further information contact agents


elsmore
developments to inspire your future

Gascoignes
01483 538131
www.gascoignes.com

andy@gascoignes.com

 **Hurst Warne**
 **01372 360190**
www.hurstwarne.co.uk

nick@hurstwarne.co.uk