

020 7117 2526



Rent: £21,000 Per annum + VAT **Size:** 1,844 Square feet **Ref:** #3152 **Status:** Reduced

Location

Coopers Place is accessed off Combe lane, which is just a short walk from Witley train station.

Description

Ground floor warehouse measuring approximately 995 sq ft to include extraction and large sink and walk in chiller.

The 1st floor office/ storage space measures a total of approximately 850 sq ft to include the WC and another walk in chiller.

The unit would be suitable for a variety of different uses and benefits from electric roller shutter door electric roller shutter door- (2.5 m wide x 3m height,) and 3 allocated parking spaces.

Coopers Place is accessed directly off Combe Lane and forms part of the established Coopers Industrial Estate.

Service charge £1,231.56 + VAT

Early viewings recommended.

Address

Address: Unit 8, Coopers Place, Combe Lane Postcode: GU8 5SQ Town: Godalming Area: Surrey

General information

Tenure:	Leasehold
Rent:	£21,000 Per annum + VAT
Rent details:	Exclusive of rates, utilities, service charge and VAT.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	New lease for a term to be agreed

Features

- ✓ Allocated parking
- ✓ Close to motorway
- ✓ Close to station
- ✓ Electric roller shutter
- ✓ Extraction

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.