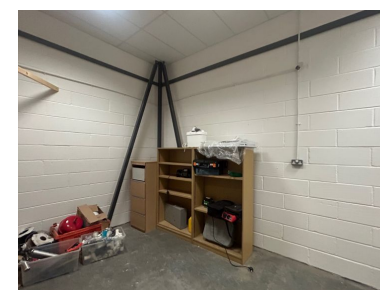
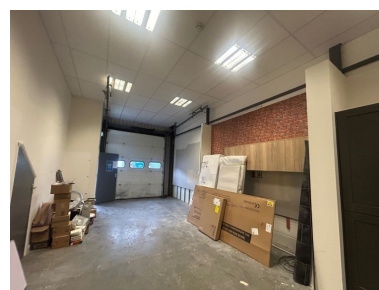
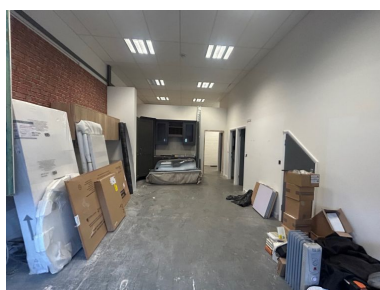


020 7117 2526



Rent: £18,000 Per annum + VAT **Size:** 1,666 Square feet **Ref:** #3110 **Status:** Reduced

Location

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

Description

Warehouse unit to let with air conditioning and allocated parking for five vehicles.

The ground floor warehouse measures approximately 545 sq ft to include three WC's- male, female and visitors and has an electric roller shutter door for loading. Approximate ceiling height of 11'10"

The first floor office measures a total of 750 sq ft to include a kitchenette area.

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

Service charge- £1,249.50 per annum.

Early viewings are recommended.

Address

Address: Unit 2C, Coopers Place, Combe Lane Postcode: GU8 5SZ Town: Godalming Area: Surrey

General information

Tenure:	Leasehold
Rent:	£18,000 Per annum + VAT
Rent details:	Exclusive of rates, utilities, service charge and VAT. Service charge £1,033 p.a. + VAT
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £8,500, payable at the prevailing rate. The property should qualify for full small business rates relief, subject to the usual criteria.
Lease details:	New lease for a term to be agreed

Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Available immediately
- ✓ Close to station
- ✓ Electric roller shutter

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.