

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



CLASS E WORKSHOP/OFFICES TO LET

UNIT 3, CAPITAL PARK
COOMBE LANE
WORMLEY
GODALMING
SURREY, GU8 5TJ



APPROX. 1886 SQ FT (175 SQ M) OF SPACE WITH PARKING FOR 4 CARS.

Description: Unit 3 is a modern business/industrial unit built in the early 21st century. Constructed of steel frame with profiled insulated roof panels. The property is virtually maintenance free, requiring occasional cleaning. Features include air-conditioned offices, three phase electricity, CAT 3 wiring for computer networking approx. 40 jack plugs up and down stairs, air cooling/heating, disabled WC, full height roller shutter door and on-site parking.

Situation: Capital Park is located on an established industrial estate just off the main A283 road to Milford, the A3 trunk road (about 3 miles) and Petworth, close to King Edwards School and about 500 yards from Witley main line station, and about 5 miles from Godalming.

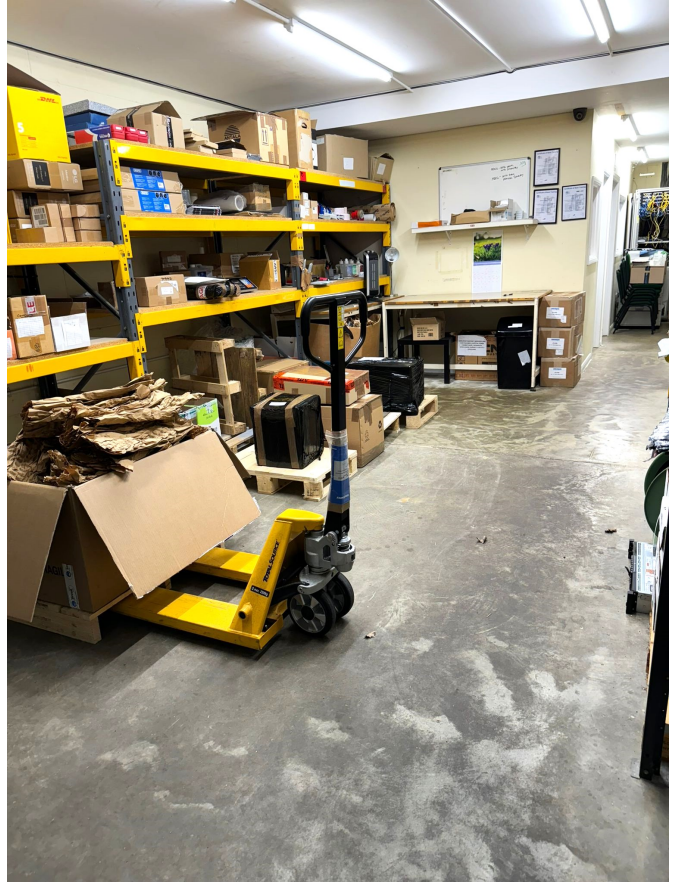
Accommodation:

Description	Sq ft/ sq m (approx. measurements)	
Ground floor, lobby area leading to; Workshop/storage area Office 1 Office 2 Meeting room Disabled WC and kitchen area.	23 x 15'04 6'10 x 23'04 6 x 9 9'01 x 11'10 Net internal area	354.25 / 33 160.96 / 15 55.11 / 5 108.34 / 10 943.73 / 88
Second floor office Open plan office with WC and kitchen area.	22'08 x 14'06	943.73 / 88
Total area	1887.46 / 176	

Outside: Parking for 4 cars, loading area.

Terms: A new fully repairing and insuring lease is available for a period of 5 yrs with a 3 yr break.

Rateable Value: £17,000 (1st April 23 to present) payable at approx. 49.9p in the £.



EPC: D rating (valid until 25th March 2031).

Rent guide: £26,000 pa + VAT.

Legal fees: ingoing tenants to pay both parties legal fees.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

1 MINT STREET, GODALMING, SURREY GU7 1HE Tel: 01483 429393