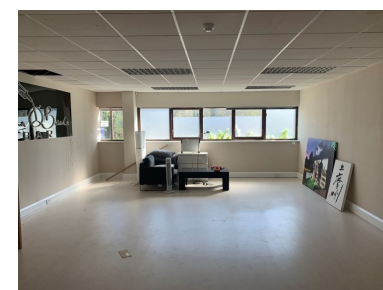


020 7117 2526



**Rent:** £10,000 Per annum + VAT **Size:** 565 Square feet **Ref:** #2744 **Status:** Available

## Location

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

## Description

The unit is situated on the ground floor and is accessed via a communal entrance shared with the Gym- shared Kitchen and W.C. facilities.

One allocated parking space.

Service charge £523.50 + VAT

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

## Address

Address: Unit 3a, The Kallos Building, Coopers Place, Combe Lane Postcode: GU8 5SZ Town: Godalming Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£10,000 Per annum + VAT
Rent details:	Exclusive of rates, utilities, service charge and VAT.
Legal fees:	Not specified
Lease details:	New internal repairing and insuring lease for a term to be agreed.

## Features

✓ Demised parking

✓ Available immediately

✓ Close to station

## 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.