



**Rent** £18,800 Per annum + VAT

**Size** 1,550 Square feet

**Ref** #3153

## Address

**Address:** Unit 9, Coopers Place, Combe Lane, Wormley

**Postcode:** GU8 5SQ

**Town:** Godalming

**Area:** Surrey

## Location

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

## Description

Ground floor warehouse unit measuring approximately 1550 sq ft.

The unit benefits from four allocated parking spaces and an electric roller shutter door- (2.5m wide x 3m height.)

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

Service charge- £1,144.96 per annum.

Early viewings recommended.

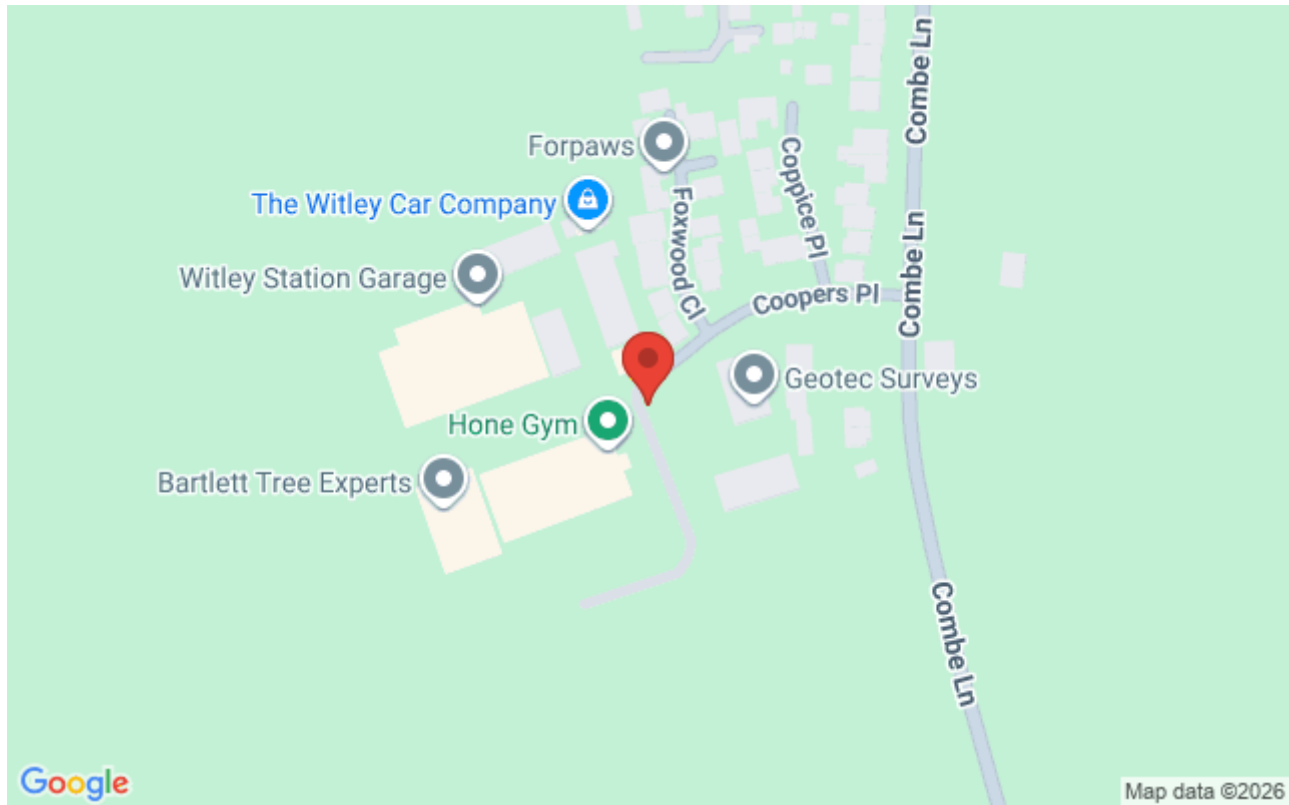
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,800 Per annum + VAT
<b>Rent details:</b>	Exclusive of rates, utilities, service charge and VAT.
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Close to motorway
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

