



Rent £12,500 Per annum

Size 1,200 Square feet

Ref #2910

Address

Address: Unit 3, The Kallos Building, Coopers Place, Combe Lane

Postcode: GU8 5SZ

Town: Wormley

Area: Surrey

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 first floor and is accessed via a communal entrance shared with the Gym- shared Kitchen and W.C. facilities.

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

General Information

Tenure:	Leasehold
Rent:	£12,500 Per annum
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

✓ B1 use ✓ Demised parking

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.