



**Rent** £10,000 Per annum

**Size** 800 Square feet

**Ref** #2968

### Address

**Address:** Unit 2, 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

Large self- contained storage unit measuring approximately 800 sq ft. The unit benefits from roller shutter door and the ceiling height is approximately 11'61"

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

Early viewings recommended.

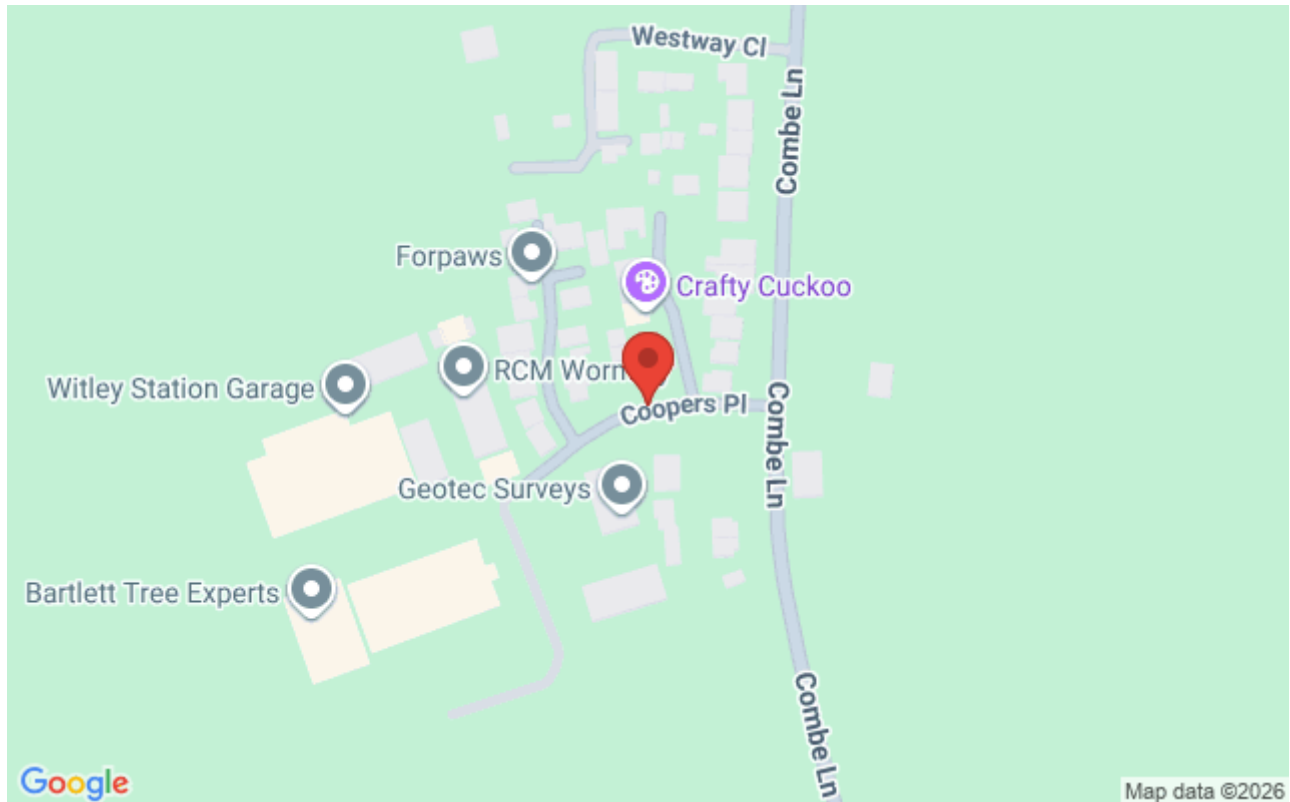
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£10,000 Per annum
<b>Rent details:</b>	Exclusive of rates and utilities
<b>Legal fees:</b>	Not specified

## Features

- ✓ Close to station
- ✓ Electric roller shutter
- ✓ Parking close by
- ✓ Shared toilets

## 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.



