Rent £13,000 Per annum + VAT   **Size** 1,176 Square feet   **Ref** #3324

Address

Address: First floor, Unit 3, Coopers Place
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

Available from the end of December, this first-floor unit offers 1,176 sq ft of versatile office or storage space within the well-established Coopers Industrial Estate. The property is accessed directly from Combe Lane, providing convenient transport links and ease of access.

The annual rent is £13,000 plus VAT, with an additional service charge of £870.24 plus VAT. The unit benefits from two allocated parking spaces and is well-suited for a range of business uses.

Please contact us for more information or to arrange a viewing.

General Information

Tenure:	Leasehold
Rent:	£13,000 Per annum + VAT
Legal fees:	Not specified
Lease details:	New lease for a term to be agreed

Features

✓ Allocated parking   ✓ Close to motorway   ✓ Close to station

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.