

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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E CLASS PREMISES SUITABLE FOR MANY USES

**YARD, WORKSHOP, OFFICES
WITH AMPLE PARKING**

To Let

At

**Unit 6, Coopers Place Industrial Estate
Combe Lane, Wormley, Godalming
Surrey, GU8 5SZ**

**Covered Space of 1,155sqft (107sqm)
Yard and Parking for 10/12 Vehicles
Secured Yard.**



DESCRIPTION/ SITUATION

Unit 6 is a very useful small workshop and yard complex, suitable for a variety of uses. Located on an established industrial estate, about 500 yards from Witley main line station, 3 miles to the A3 and Milford about 5 miles from Godalming.

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ACCOMMODATION

Office: 11 x 7/7 = 83sqft.

Workshop: 24/4 x 17= 412 sqft.

Open Front Car Spaces: 35 x 18/10= 660sqft.

Total: 1,155sqft (107sqm).

There is a wc in the office building and prospective tenants are advised that a number of electric meters are in the workshop, which require access for the meter readings on infrequent occasions.

The yard has room for 8/12 cars in total.

TERMS

A new 5 year lease is available outside the 1954 Landlord and Tenant Act.

RENT

£16,500pax plus vat.

DEPOSIT:

Will be negotiated upon new lease granted.

RENTAL PAYMENTS:

Monthly or quarterly in advance.

RATEABLE VALUE

Not yet assessed.

EPC

Not applicable.

VIEWING

Strictly by appointment with sole letting agents.



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**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through WESTWOOD AND COMPANY