



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET / FOR  
SALE**

Industrial Unit with Mezzanine  
1,769 Sq. Ft. (164.3 Sq. M.)

Unit 8 Coopers Place, Wormley, Chiddingfold, Godalming, GU8 5T

## LOCATION

Coopers Place is accessed directly off Combe Lane and forms part of the established Coopers Industrial Estate. The entrance to Combe Lane is approximately half a mile from its junction with the A283 Petworth Road, which leads directly to Milford and provides direct access to the A3 trunk road approximately 3 miles north of the development.

Godalming is located approximately 4 miles to the northeast, with Guildford town centre approximately 8 miles distant and accessed either via the A3 or A3100 Portsmouth Road. Witley train station is approx. 0.75 miles from the Business Park and offers a direct service to London Waterloo (approximately 58 minutes).

## DESCRIPTION

Unit 8 is one of multiple units on the Coopers industrial estate and is the right-hand end unit of the north most block of industrial units. Internally the space offers an open planned warehouse space on the ground floor with a lobby and staircase on the left-hand side leading up to the mezzanine.

The mezzanine accommodation is formed of primarily open planned office space and a separate directors office. The first-floor office has wood flooring throughout, painted walls, perimeter trunking, LED light panels, hot and cold Airconditioning, suspended ceiling and fibre internet connection.

## ACCOMODATION

	Sq M	Sq Ft
GF	80.73	868.9
1 <sup>st</sup>	83.60	900.1
Total	164.3	1769

## PRICE / RENT

£305,000 / £21,000 per annum

## Business Rates

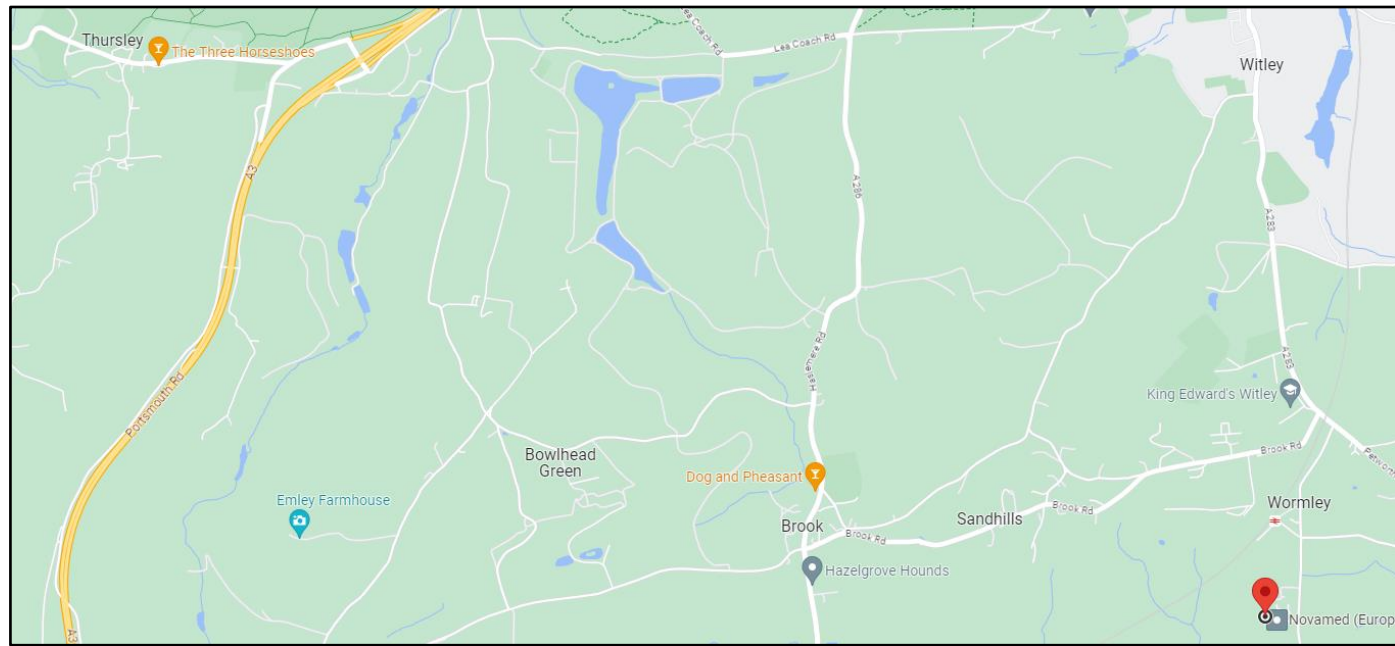
Rateable Value: £15,250  
Rates Payable: £7,472.50 (23/24)

## EPC

To Be Assessed

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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