



Industrial Unit

- 3-4 Parking Spaces
- 3 Phase Power
- First Floor Mezzanine
- Electric Roller Shutter
- 3.9 Meter Eve Height



Location

Unit 77 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 distance 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

Located in a prominent position next to the entrance of the Estate, unit is accessed through an electric roller shutter door measuring 3.9m in height by 3m in width into the ground floor space consisting of painted concrete flooring, fluorescent tube lighting, W/C and kitchenette facilities with an eave height of 3.95 meters. The first-floor mezzanine consists of painted wooden flooring and power pointed available. There are 3-4 parking spaces available at the front of the unit.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,159.17	107.69	Available
1st	475.50	44.18	Available
Total	1,634.67	151.87	

Terms

New Lease

Rent

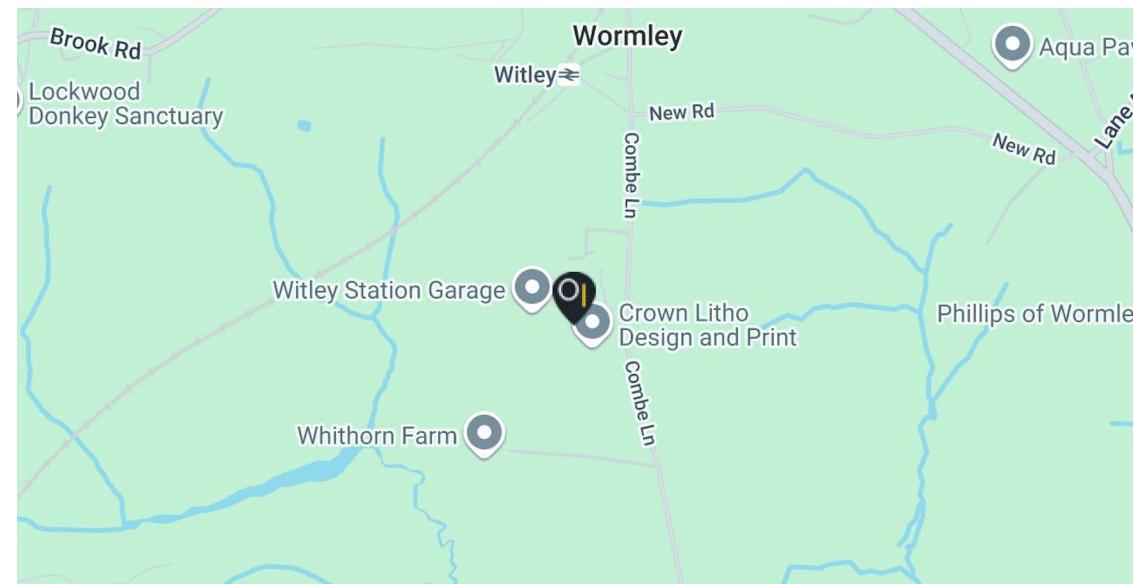
£25,000 per annum

EPC

C (65)

Legal costs

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



Contact

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