



Unit 1 Capital Park, Combe Lane,
Wormley GU8 5TJ

FOR SALE

Modern Business Unit

1,811 Sq Ft
(168 Sq M)

DESCRIPTION

An end of terrace business unit with a combination of warehouse and office space. The property has been fitted to a good standard including an open full height warehouse area and a combination of open plan and individual offices on part of the ground floor and at first floor above.

- ✓ Warehouse area 5.4m to eaves approx.
- ✓ Full height 'up and over' loading door
- ✓ Well appointed offices on part of the ground/1st floor
- ✓ Kitchen on both floors
- ✓ WC facilities on both floors
- ✓ Meeting room
- ✓ Freehold includes grass area to the side
- ✓ Allocated car parking



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	1,227	114
First	584	54
Total	1,811	168

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The VOA website lists the Rateable Value as £12,250
20/21 UBR - 49.9p in the £
Small business rates relief applies

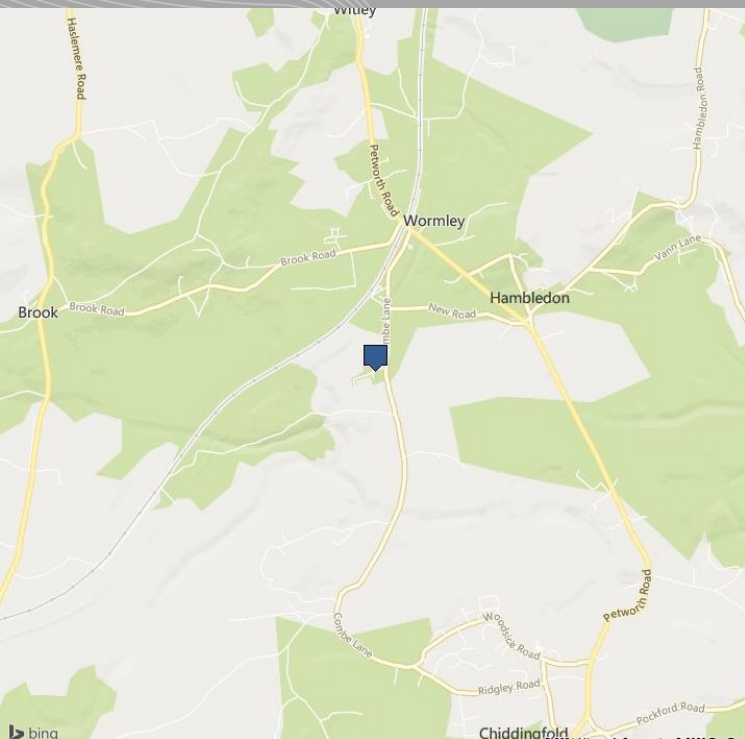
TERMS

Offers are invited in the region of £375,000 exclusive of VAT.

EPC Category C (57). Valid to 25/10/2030.



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LOCATION

Capital Park is situated within the Coopers Place Industrial Estate which is accessed from Combe Lane, about 0.5 mile from the junction with the A283 Petworth Road. Onward road connection to the A3 is at Milford about 3 miles to the north. Godalming is about 5 miles away and Guildford circa 8 miles. The nearest railway station is Witley (a few minutes walk away).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
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