

FOR SALE

Modern Freehold Business Unit / Warehouse



Godalming - Industrial / Warehouse / Office

2,004 sq ft (186.18 sq m) GIA

Unit 2 Capital Park, Combe Lane, Wormley, Godalming, GU8 5TJ

For viewing and further information contact:



Mark Leah

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Key Benefits

- Rare Freehold Opportunity
- Flexible Space
- Excellent Parking
- Close to Mainline Station (Witley)
- Roller Shutter Loading Door

Est.1978



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Description

The property comprises a mid-terraced warehouse / business unit forming part of a wider, well-maintained estate. Internally, the unit comprises ground floor storage / production areas, small entrance lobby, welfare facilities and kitchenette. The first floor is accessed via an internal staircase leading to a substantial, first floor mezzanine providing a mix of cellular offices and open plan offices / production areas. Excellent natural light is provided at first floor via a number of translucent roof lights. Along the front elevation of the unit, there is a pedestrian access door as well as a roller shutter loading door. Heating / cooling is provided via both ceiling and all-mounted cassettes.

Externally, there are a number of demised parking spaces.

Location

Capital Park is located in semi-rural Wormley which is a small Surrey village located approx. 5 miles south of Godalming and approx. 5 miles northeast of Haslemere. Nearby Witley railway station (0.4 miles) provides mainline services to London Waterloo with a journey time of approx. 1 hour.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	1,002	93.09
1st	1,002	93.09
Total	2,004	186.18

Viewings

Strictly by appointment with the sole selling agent Hurst Warne.

Terms

The property is available freehold at a purchase price of £350,000. We are informed that the property has not been elected for VAT and is therefore not applicable in this instance.

It is likely that the vendor will require c3months to vacate the unit following an unconditional exchange of contracts.



Summary

Available Size	2,004 sq ft
Price	£360,000 No VAT payable.
Rates Payable	£5,863.25 per annum Occupiers may qualify for further business rates relief.
Rateable Value	£11,750
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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