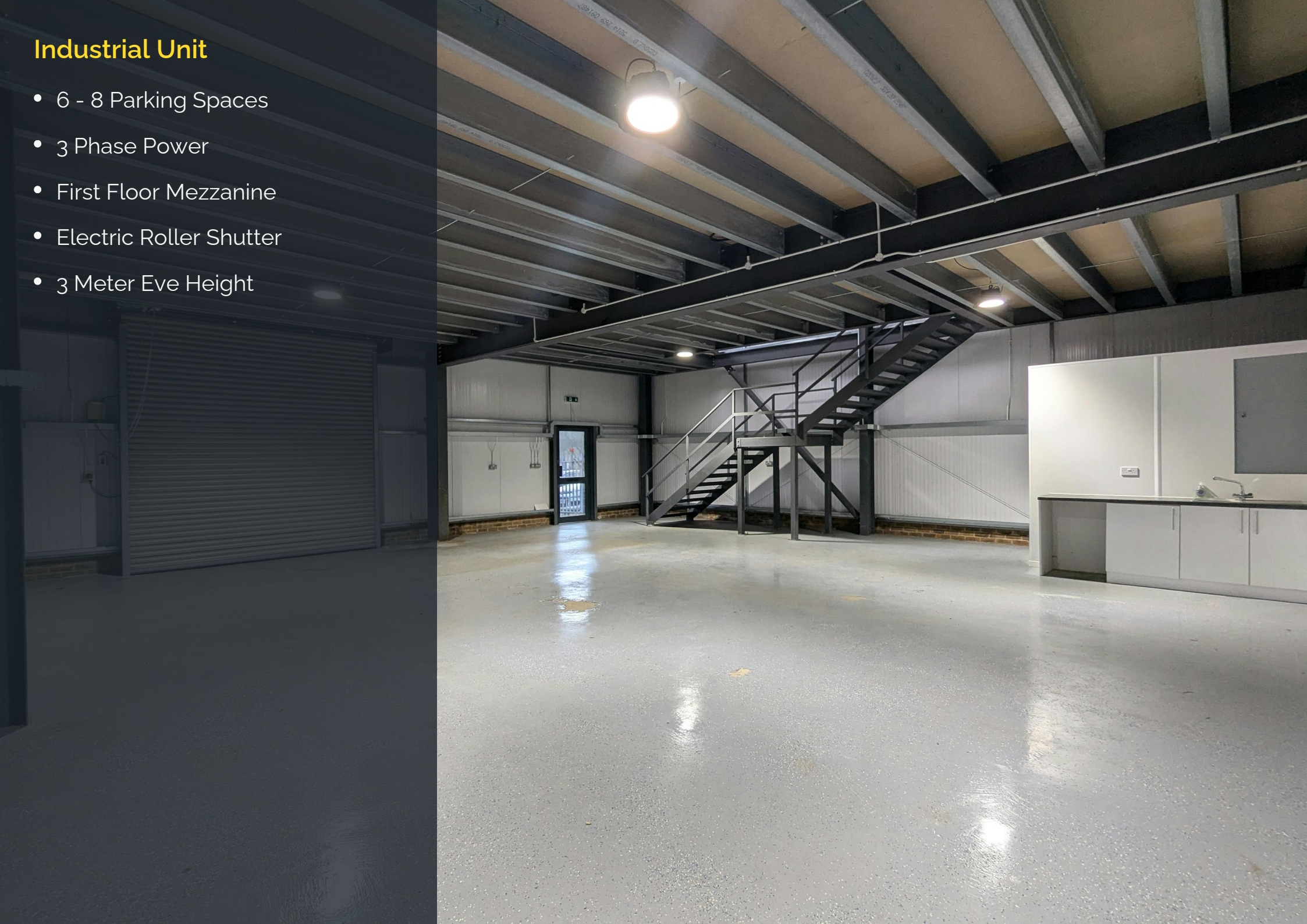






## Industrial Unit

- 6 - 8 Parking Spaces
- 3 Phase Power
- First Floor Mezzanine
- Electric Roller Shutter
- 3 Meter Eve Height





## Location

Unit 66 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 near the entrance to the Estate, unit is accessed through an electric roller shutter door measuring 3.2m in height by 3.1m in width into the ground floor space consisting of polished concrete flooring, LED lighting, W/C and kitchenette facilities with an eve height of 3 meters. Unit 66 offers an open planned warehouse space on the ground floor with no restrictive supporting columns due to the RSJ supported First floor Mezzanine. The first floor consists of carpeted floors, floor boxes with power and double-glazed windows. There are 6 – 8 parking spaces available at the front of the unit, dependent upon parking configuration.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,267.34	117.74	Available
1st	1,256.04	116.69	Available
Total	2,523.38	234.43	

## Terms

New Lease

## Rent

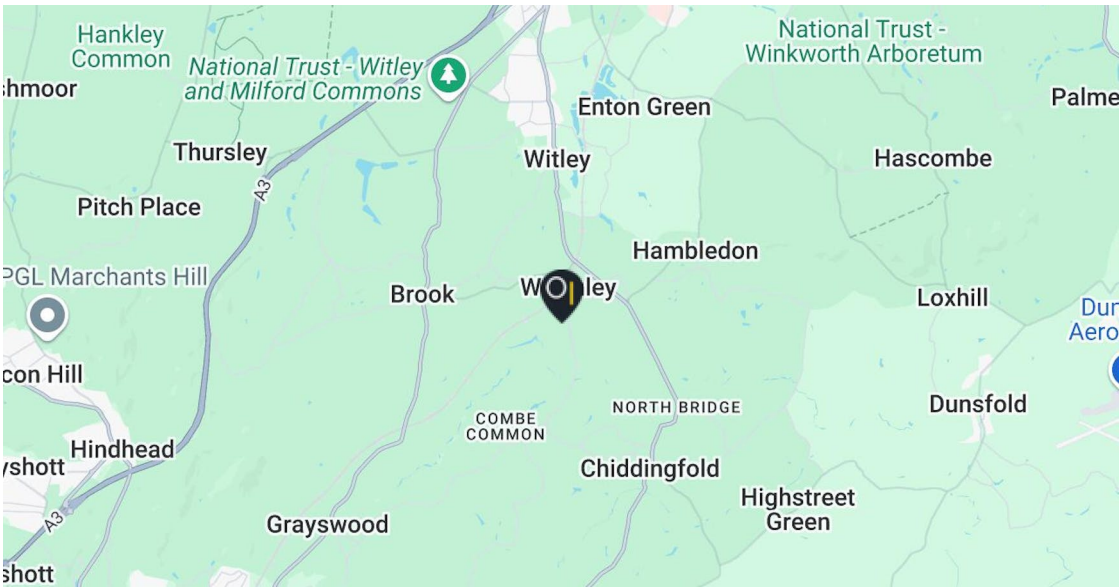
£30,000 per annum

## EPC

C (58)

## Legal costs

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



## Contact

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