Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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INDUSTRIAL UNIT BUILT IN 2020

TO LET

UNIT 65 COOPERS PLACE
COOMBE LANE
WORMLEY
GODALMING
SURREY, GU8 5SZ





- **Approximately 1300 sq ft (121 sq m)**
- **18' 8 to the eaves (5.7m)**
- **23' to the ridge (7m)**
- **Parking for 4 cars**
- **3 phase electricity**

SITUATION: Located in a semi-rural area, a few hundred yards from Witley station and about 2 ½ miles from the A3 trunk road at Milford, giving easy access to the M25 to the north and Portsmouth to the south. Godalming is about 5 miles, Guildford about 9 miles.

TERMS: A new lease is available for a minimum period of 5 years. Plans are available through the sole agents Westwood and Company.

RENT: £24,000 PAX + VAT if applicable.

EPC: 60C

RATEABLE VALUE: £15,250 pa.



VIEWING STRICTLY BY APPOINTMENT THROUGH THE LANDLORDS' SOLE AGENTS JOHN WESTWOOD, WESTWOOD AND COMPANY 01483 429393

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Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.