



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

**TO LET**

Modern business unit fitted to a high standard

**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
- ✔ Allocated car parking (3-4 spaces)

## 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).

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	1,227	114
1st floor	584	54
<b>Total</b>	<b>1,811</b>	<b>168</b>

## VAT

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

## BUSINESS RATES

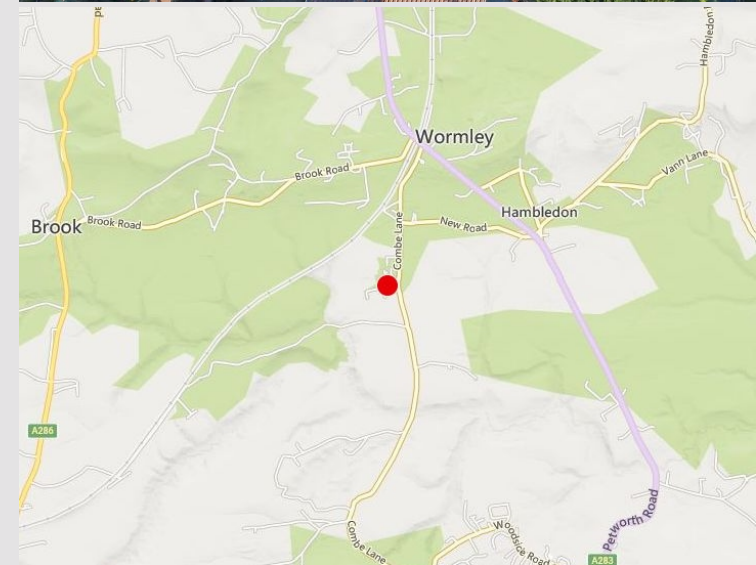
RV (2023) - £14,750

Rates Payable (2023/24) - £7,360.25 based on 49.9p in the £  
Small business relief may apply.

## TERMS

£30,000 per annum + VAT for a new FRI lease available by arrangement from the Landlord

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



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Regulated by RICS 11-Apr-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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