

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
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1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

www.westwoodandco.com

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MODERN PURPOSE BUILT INDUSTRIAL WAREHOUSE UNIT TO LET/MAY SELL

UNIT 2 CORIUM HOUSE
DOUGLAS DRIVE
CATTESHALL LANE
GODALMING
SURREY, GU7 1JX



**7061 SQ FT / 655.99 SQ M (including mezzanine) / 3 PHASE ELECTRICITY / 6M EAVES
PARKING / ROLLER SHUTTER DOOR / OFFICE SPACE AND WC/KITCHEN AREA.**

DESCRIPTION

A mid-terraced warehouse premises with ancillary office space on the ground and first floors. There are shower facilities on the ground floor and a kitchen area on the first floor. A substantial mezzanine area has been installed by the owners.

SITUATION

Corium House is situated in Catteshall Lane, part residential, part commercial area close to the centre of Godalming. Godalming Town Centre traders include Waitrose, Cook, Greggs, The Works, Corals and the main offices for Waverley Borough Council. Godalming is a prosperous old Market Town, 4 miles south of Guildford, 2 miles off the A3 at Compton and with a main line Station to Waterloo (45 mins approx.)

ACCOMMODATION:

Description		Measurements in sq ft and sq m
Warehouse		3259 / 302.77
Ground floor office		820 / 76.18
First floor office		827 / 76.83
Mezzanine		2155 / 200.21
	Approx. total area	7061 / 655.99

OUTSIDE:

Parking area.

TERMS:

A new Fully Repairing and Insuring Lease is available for a period of years to be agreed.

RENT:

£70,000 pax (plus VAT if applicable).

PRICE GUIDE:

£950,000 STC for the freehold interest.

RATEABLE VALUE:

£42,000 pa

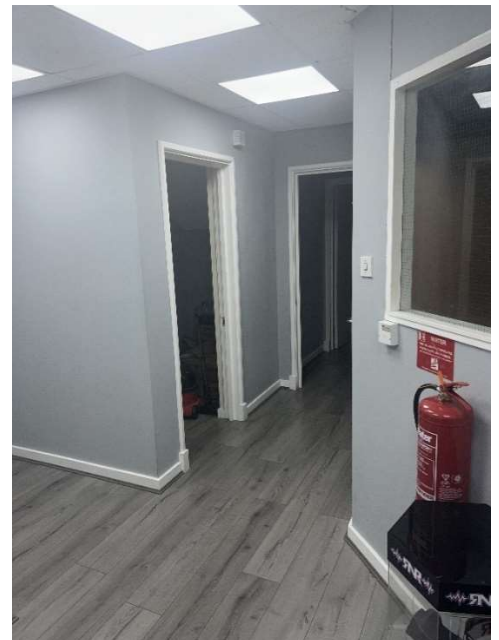
RATES PAYABLE:

£20,958 pa,

EPC:

To be advised.

Each party to pay their own legal costs.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

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.