

**MODERN INDUSTRIAL UNIT
WITH PARKING
TO LET [May Sell]**



**2 CORIUM HOUSE, DOUGLAS DRIVE,
GODALMING, GU7 1JX**

B1(c)/B8 Modern Industrial Building

2,066* sq ft - 5,965 sq ft (192 sq m - 554.16 sq m)

Good quality centrally heated offices

8 Car Parking spaces and loading area

*Subject to renewal of a previous planning consent



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

www.owenshipp.co.uk

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Location

Douglas Drive runs off Catteshall Lane, an established business location on the outskirts of Godalming town centre. The A3 London to Portsmouth trunk road is a short drive away.

Description

The property comprises a mid terraced warehouse unit of steel frame construction with roller shutter door and external metal cladding to roof and walls. The property provides good quality warehouse accommodation with 5.98 m eaves height, two storey office accommodation and mezzanine storage.

Accommodation

The accommodation is approximately as follows:

Warehouse	314.43 sq m	3384 sq ft
Offices	162.34 sq m	1747 sq ft
Mezzanine	77.49 sq m	834 sq ft
Total	554.26 sq m	5965 sq ft

NB. Consideration would be given to splitting the unit to provide 2 units of approx. 2066 sq ft plus 516 sq ft mezzanine.

Lease Terms

A new FRI lease to be granted for a term to be agreed.

First years rent **£25,000 per annum exclusive**.

Rates

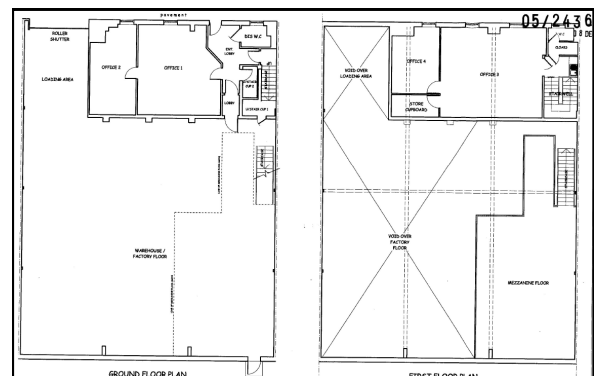
Rateable value: £34,000
Rates payable: £14,722 (2011/2012)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Existing floor plans

Viewing

Strictly by appointment with the sole agents:



Contact Gary Whitaker
gary@owenshipp.co.uk

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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