

COMMERCIAL INVESTMENT - FREEHOLD FOR SALE OF INTEREST TO OWNER OCCUPIERS/INVESTORS/DEVELOPERS

MODERN B1/B8 COMPLEX

13,267 sq ft (1,233 sq m) approx

WITH PARKING

INNOVATION HOUSE

DOUGLAS DRIVE, CATTESHALL LANE,
GODALMING, SURREY GU7 1JX



LOCATION: Located mid way along Catteshall Lane on Douglas Drive, the property lies close to Godalming town centre and within a few minutes walk of Sainsburys and Waitrose.

Rail services are available approximately 1 mile away at Godalming and Farncombe rail stations (Portsmouth to London Waterloo line). Godalming is situated approximately 35 miles south-west of London. There are good nearby road links into the A3 which in turn runs to the M25 (Junction 10) approximately 10 miles away.

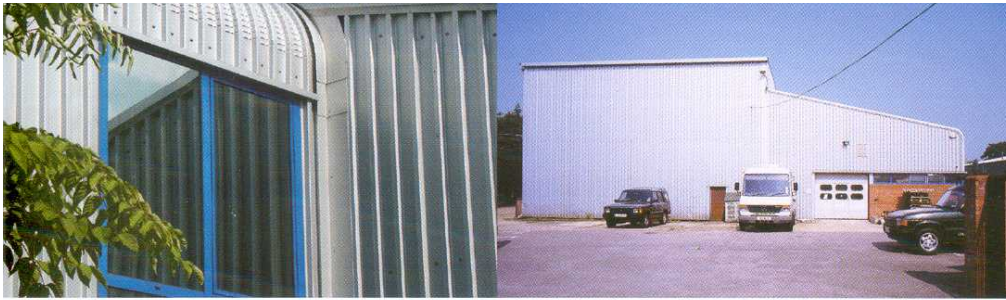
Innovation House comprises a secure site and has the added benefit of views over the Wey Navigation and the Lammas Land beyond. It is envisaged that Innovation House offers scope for refurbishment for B1/B8 purposes, either as a single unit or for subdivision to provide a number of units (indicative plans available upon request).

Note:

Immediately adjoining the complex is Riverside Court, a newly refurbished B1 office building of similar age and style. (See opposite)



Riverside Court



DESCRIPTION: The premises comprise a modern B1/B8 office, production and warehouse accommodation complex of steel frame construction with modern profile cladding exterior finish. The complex has dedicated on-site parking together with yard and loading/unloading facilities. The premises have a range of amenities throughout.

ACCOMMODATION: The complex currently extends to approximately 13,267 sq ft (1,233 sq m) gross internal area comprising both offices, production and warehouse accommodation.

AMENITIES:

Offices

- Suspended ceilings with integral lighting
- Air Conditioning
- Central Heating
- Kitchen/WC Facilities

Warehouse/Light Industrial

- Eaves heights ranging from 4.90m - 9.30m
- Roller Shutter Steel Doors
- Secure yard

TENANCY: The premises are currently the subject of a lease to Aerial Camera Systems Ltd [Co Reg Number 01449662] on a three year term expiring in April 2010 at a current rent of £85,000 per annum exclusive. The lease is drawn outside of the Landlord and Tenant Act and provides for the tenant to be able to terminate at six months notice in the first two years of the term and thereafter at nine months notice in the final third year.

TENURE: Freehold.

PROPOSAL: The premises offer an opportunity for an owner/occupier to secure modern Business premises in a well located town with income for the next 2 years. Alternatively the premises could be of interest to Investors/Developers who can benefit from short term income with a view to ultimately refurbishing and letting/selling as a single unit or for subdivision in to Offices and/or Light Industrial/Warehouse Units either for letting or for sale.

PRICE: £1.325 Million subject to contract.

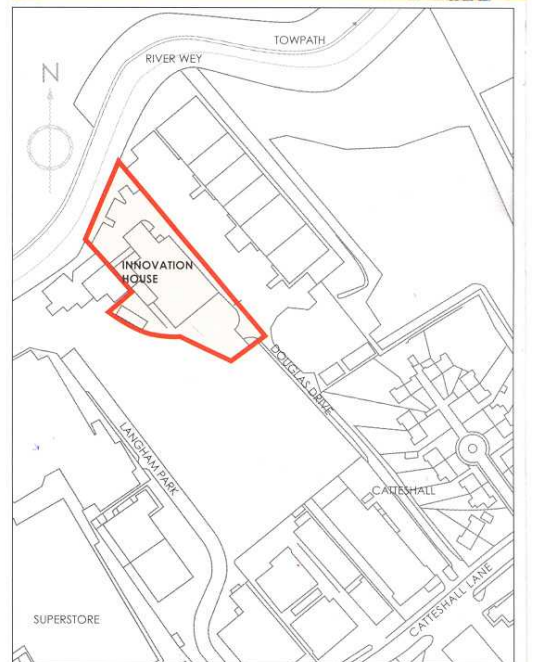
VAT: The sale price is subject to VAT (if applicable).

VIEWING/FURTHER INFORMATION:

Strictly by appointment with the joint sole agents:

Andrew Russell
Email: andy@gascoignes.com

Nick Smith
Email: nick@hurstwarne.co.uk



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