

lot 40

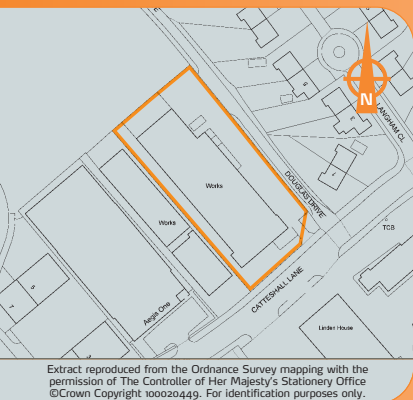
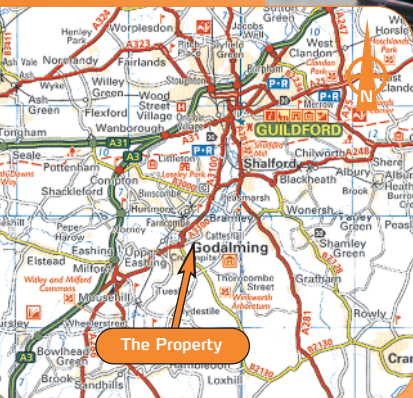
# Former Batemans Laboratories, Catteshall Lane Godalming, Near Guildford, Surrey GU7 1LD

Rent  
**£80,200**  
per annum  
exclusive

Freehold Industrial Investment with  
Redevelopment Potential

- Let to Vision Express (UK) Ltd on assignment
- Residential Redevelopment Potential (subject to consents)

- Affluent commuter market town
- Approximate site area of 0.227 hectares (0.56 acres)
- Includes car parking



**Location**

Miles: 33 miles south-west of Central London  
4 miles south of Guildford  
Roads: A3100, A3, A31, M25 (Junction 10)  
Rail: Godalming Rail Station  
Air: London Heathrow Airport, London Gatwick Airport

**Situation**

Godalming is a historic market town situated in the affluent commuter belt of Surrey. The property is situated on the north side of Catteshall Lane at its junction with Douglas Drive. Adjacent to the property is the substantial Linden Homes Riverside development of 147 residential dwellings and the Sainsbury's Supermarket major redevelopment.

**Description**

The property comprises a substantial light industrial building with approximately 50% used as offices. The property benefits from an approximate site area of 0.227 hectares (0.56 acres) and car parking for approximately 23 cars.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Light Industrial and Offices	1,146.78 sq m (12,344 sq ft)	<b>VISION EXPRESS (UK) LIMITED (1) (2)</b>	10 years from 28/02/2006	£80,200	25/03/2011 (27/02/2016)
<b>Totals</b>		<b>1,146.78 sq m (12,344 sq ft)</b>			<b>£80,200</b>	

(1) For the year ending 31st December 2013, Vision Express (UK) Limited reported pre-tax profits of £395,000 and a total net worth of £56,065,000. (Source: www.riskdisk.com 11/06/2014)  
(2) The tenant is not currently in occupation.

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