

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



CLASS E PREMISES ON A LARGE SITE TO LET

UNIT 1, LITTLEMEAD INDUSTRIAL ESTATE
ALFOLD ROAD
CRANLEIGH
SURREY
GU6 8ND

OVER 10,000 SQ FT (941 SQ M) OF COMMERCIAL SPACE ON A SITE
OF 0.5 ACRES (21,780 SQ FT)



***SUITABLE FOR MEDICAL USE/EDUCATIONAL USE/LEISURE/LIGHT
MANUFACTURING/STORAGE/OFFICES ETC.**

Description: Unit 1 is a modern conventionally constructed two storey brick structure under a flat felted roof. There is a small timber storage building to the rear of the site. Yard and parking for 20 plus cars.

Situation: Littlemead is less than half a mile from Cranleigh centre and has recently seen housing development on all sides. Increasingly, commercial sites and buildings in the area are becoming scarce. Cranleigh is about 10 miles from Guildford and Horsham and is growing at a fast pace.

Accommodation:

Description	Sq ft/ sq m (approx. measurements)
Main building over two floors.	9400
Separate timber building.	735
Total	10,135 / 941

Outside: Yard, parking for over 20 cars and open storage.

Terms: A new full repairing and insuring lease is available, outside of the 1954 Landlord and Tenant Act, for a period of years to be agreed.

Rent: £145,000 pax no VAT. **The owners may consider selling their freehold interest.

Rateable Value: £63,500, payable at 49p in the £.

EPC: Rating E.

**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.

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