

DETACHED INDUSTRIAL/WAREHOUSE BUILDING TO LET

4,256 ft² (395.46 m²)



commercial property consultants

ENTAPRINT HOUSE, LITTLEMEAD INDUSTRIAL ESTATE, ALFOLD ROAD, CRANLEIGH GU6 8ND



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Land

- ▶ **Detached Building with Circa 12/14 Parking Spaces**
- ▶ **Refurbished/Re-decorated Throughout**
- ▶ **Gas Fired Heating**
- ▶ **3 Phase Power**
- ▶ **Toilet Facilities**
- ▶ **Maximum of 3.3m to the Apex (within the factory)**
- ▶ **Side Loading Door**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Cranleigh is situated approximately 10 miles from Guildford and Horsham on the Surrey/Sussex border. Littlemead Industrial Estate is located on the Western edge of Cranleigh, just off the B2130 Godalming Road, with easy access to the A281 Guildford to Horsham Road. Littlemead Industrial Estate consists of various industrial/warehouse and trade units.

ACCOMMODATION

The premises comprise a detached Industrial building with two storey offices to the front. The factory unit is constructed of a concrete frame and sectional concrete walls under a pitched roof, the two storey offices are constructed of brickwork under a pitched roof. To the front of the premises there is a parking for around 8 vehicles, to the side parking for a further approximately 4-6 vehicles.



Approximate Gross Internal floor area is as follows:-

Ground Floor:

Factory/Warehouse	202.84 m ²	2,183 ft ²
Offices and Ancillary	98.76 m ²	1,063 ft ²

First Floor:

Offices	93.86 m ²	1,010 ft ²
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Total Area	395.46 m²	4,256 ft²
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TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

An annual rent of £41,000 exclusive of all other outgoings.



AMENITIES

- A good mix of industrial/storage and offices
- Good Parking
- Loading
- Double Timber Loading Doors
- Gas fired heating by Radiators
- Male & female toilet facilities
- Three phase power
- Private parking to the front and side of the premises
- **The adjacent yard Area circa 6,800 ft² is also owned by our client and can be leased by separate negotiation**

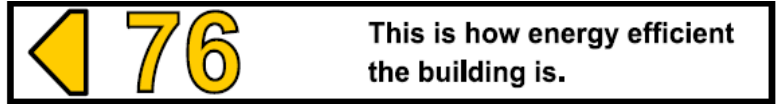
BUSINESS RATES

We understand from Waverley Borough Council that the Rateable Value is £26,250 with rates payable for 2019/2020 of approximately £12,889.

OCCUPATION The premises offer vacant possession so a quick completion can be carried out.

LEGAL COSTS Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent**:

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