

TO LET

**NEW BUILD GROUND FLOOR
SELF-CONTAINED CLASS E PREMISES
CONSIDERED SUITABLE FOR
RETAIL/GYM/LEISURE USE**

Unit 3 Mann's House, 101 High Street, Cranleigh, GU6 8AJ



Summary

Available Size	1,759 sq ft
Rent	£35,000 per annum exclusive
Business Rates	To be assessed following completion of construction
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Cranleigh is situated close to the Surrey/West Sussex border, 2 miles east of the A281, the main road that links the towns of Guildford and Horsham both approximately 10 miles to the north and south respectively. The centre of Cranleigh offers a variety of national retailers including Marks and Spencer Simply Foods & Cafe Nero together with a selection of independent fashion and lifestyle boutiques, cafes and restaurants.

Description

The premises comprise a self-contained new build ground floor unit, benefitting from its own entrance off the High Street leading into the main open plan area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Entrance	280	26.01
Main Area	1,479	137.40
Total	1,759	163.41

Terms

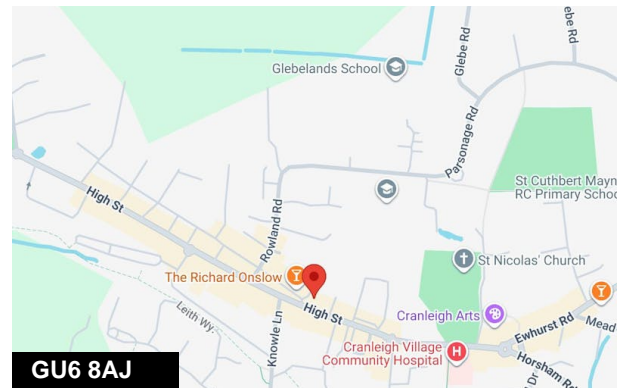
A new lease is available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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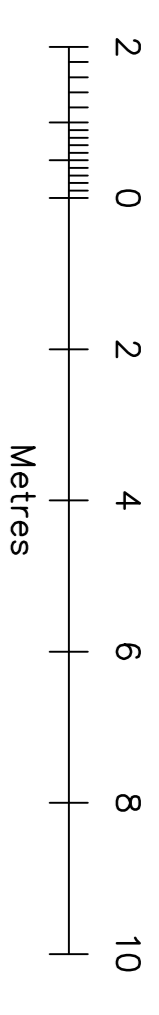
Crickmay Chartered Surveyors

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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



Regulated by



Job/Title	101 - 105 High Street Cranleigh
Drawing Title	Ground Floor Plan Unit 3
Client	MDP
Date	27/05/2026
Drawn	
Scale	1:100 on A2
Dwg No.	CHS/GFP/U3

101 - 105 High Street