



Industrial building with offices above

- Detached Building
- 12-14 Parking Spaces
- Side Loading Door
- 3 Phase Power



Location

The property is situated on Little Mead Industrial Estate in Cranleigh, Surrey (GU6 8ND), just off the B2130 Godalming Road with easy access to the A281 linking Guildford and Horsham. The estate is a well-established location comprising a mix of industrial, warehouse, and trade units, serving both local and regional businesses.

Description

The premises comprise a detached Class "E" unit with warehouse and associated office space above. The 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 2-4 vehicles. The building is due to be refurbished by the outgoing Tenant. There is an adjacent yard of circa 7,000~ sq. ft. that is available by separate negotiation and can be included within the letting if required.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	2,183	202.81	Available
Ground - Ancillary	1,063	98.76	Available
1st - Offices	1,010	93.83	Available
Total	4,256	395.40	

Terms

New Lease

Rent

£45,000 per annum

Rates & Charges

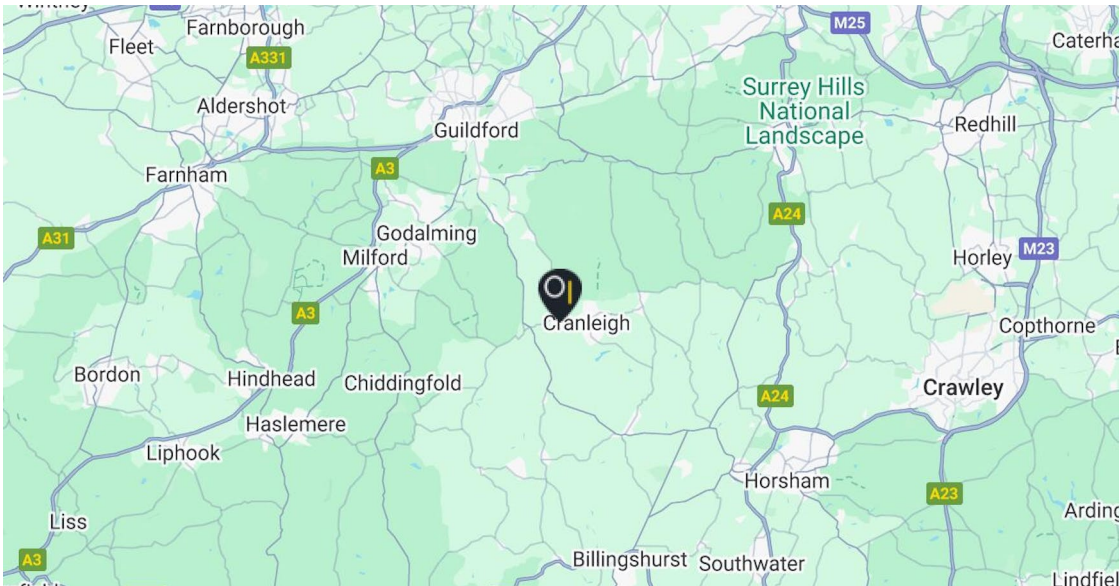
Rateable value: £33,750
Rates payable: £16,826 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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