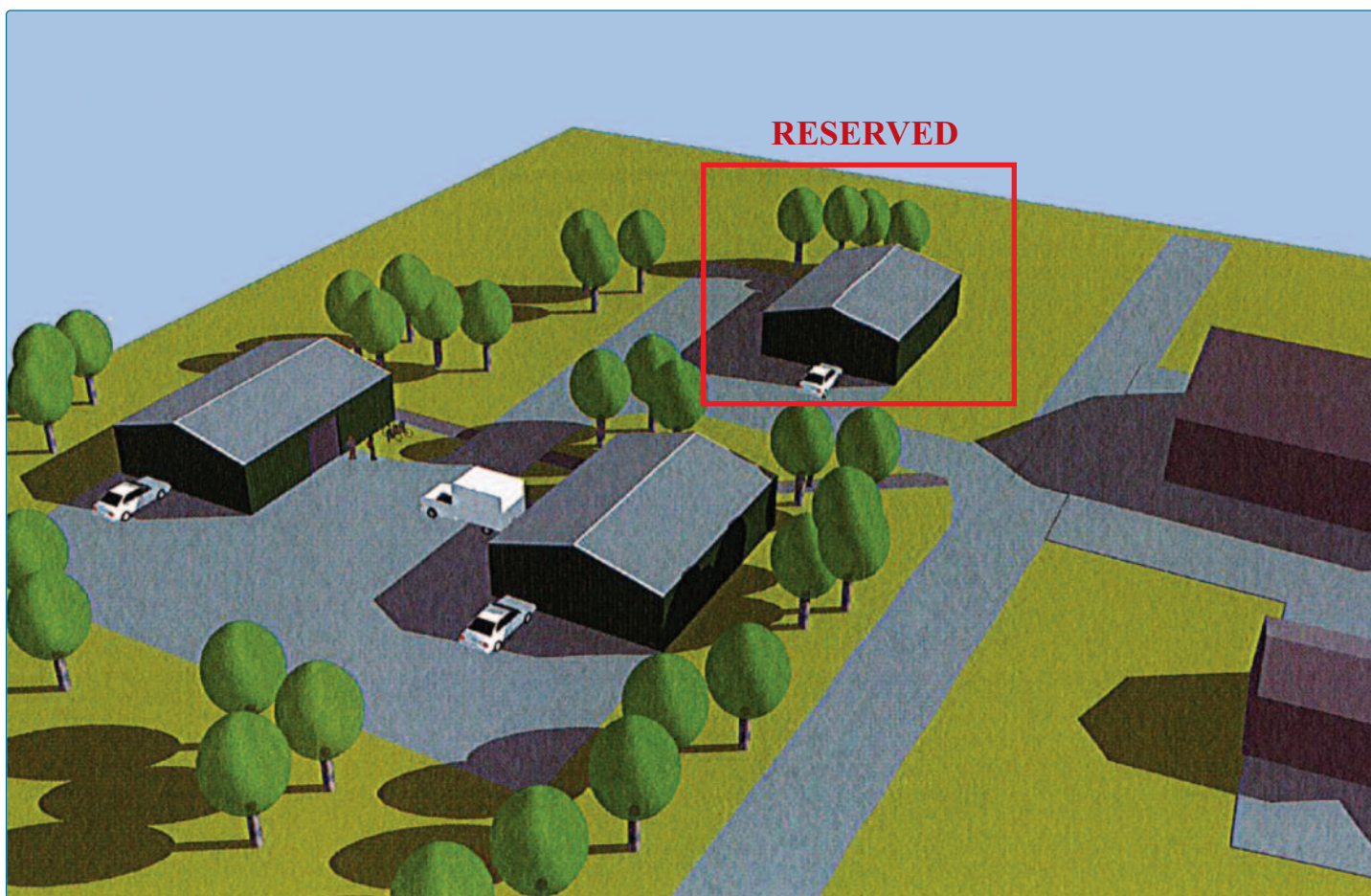


**AVAILABLE
Q4 2023**



CLASS E PREMISES

**3 BRAND NEW INDUSTRIAL/
WAREHOUSE UNITS (CLASS E)
TO LET - NEW LEASES - ONLY TWO REMAINING**
From 1,668 sq ft (155 sq m) to 5,004 sq ft (465 sq m) approx.



THATCHED HOUSE FARM • DUNSFOLD RD • LOXHILL • GODALMING • GU8 4BW

LOCATION:

The subject site is situated just off the Dunsfold Road (B2130) some 4 miles approx. outside the centre of Cranleigh but in an accessible location for access to the A281 and henceforth Horsham and Guildford. Technically the area is Loxhill which is close to Dunsfold Village albeit the closest settlement of significance is Cranleigh, a large village located approximately 35 x miles southwest of central London, 8 x miles southeast of Guildford and 25 x miles north of the South Coast.

ctd>

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LOCATION: *ctd.*

Cranleigh provides a reasonable range of shops, restaurants, public houses and other amenities and is a reasonably popular shopping area with good pedestrian and vehicular traffic access and an assortment of well-known occupiers including Sainsbury's and Marks & Spencer Simply Food. Road communications are also good as the village lies a short distance (2 miles approx.) east of the A281 (Horsham Road) which provides access to the A3, which in turn provides fast and direct access to London (50 minutes). The M25 London Orbital Motorway can be reached in approximately 40 minutes at Junction 10 (Wisley) via the A3. Cranleigh has regular bus services, however there is no railway station, the nearest being Chilworth (approx. 6 miles distant) more frequent services are available at Guildford and Horsham.

DESCRIPTION:

The proposed development will comprise 3 x separate Light Industrial/Warehouse units extending in total to 5,004 sq ft (465 sq m) which will be arranged so as to provide 3 x equal size units with approximate dimensions of 10.80m (width) x 14.40m (depth) and thus each unit will extend in total to some 1,668 sq ft (155 sq m) approx. The buildings will be of frame construction beneath a pitched roof with each building having 6 x translucent roof panels, whilst elevations are likely to be part brick/block and part plastic coated metal profile sheeting – floors will be solid concrete, whilst each building will benefit from an electronically operated roller shutter door and a separate pedestrian door, capped services and an internal eaves height of 3.50 m rising to a ridge height of some 4.70m. Windows will be double glazed units.

Externally the site is broadly rectangular in form whilst the site will extend to an area of some 2 x hectares (4.90 acres approx). Grounds will be landscaped, whilst there will also be designated Private Car and Commercial vehicle parking provision in addition to turning heads, ancillary storage areas and bin stores. appropriate car parking, cycle parking spaces and associated loading/unloading provision.

ACCOMMODATION:

*(All areas are GIA and approx and based on dimensions/sizes and plans provided).
GIA = Gross Internal Area.*

Building No 1:	1,668 sq ft (155 sq m)	RESERVED
Building No 2:	1,668 sq ft (155 sq m)	
Building No 3:	1,668 sq ft (155 sq m)	
Total:	5,004 sq ft (465 sq m)	

NOTE: Each unit will benefit from 5 x car parking spaces and cycle spaces.

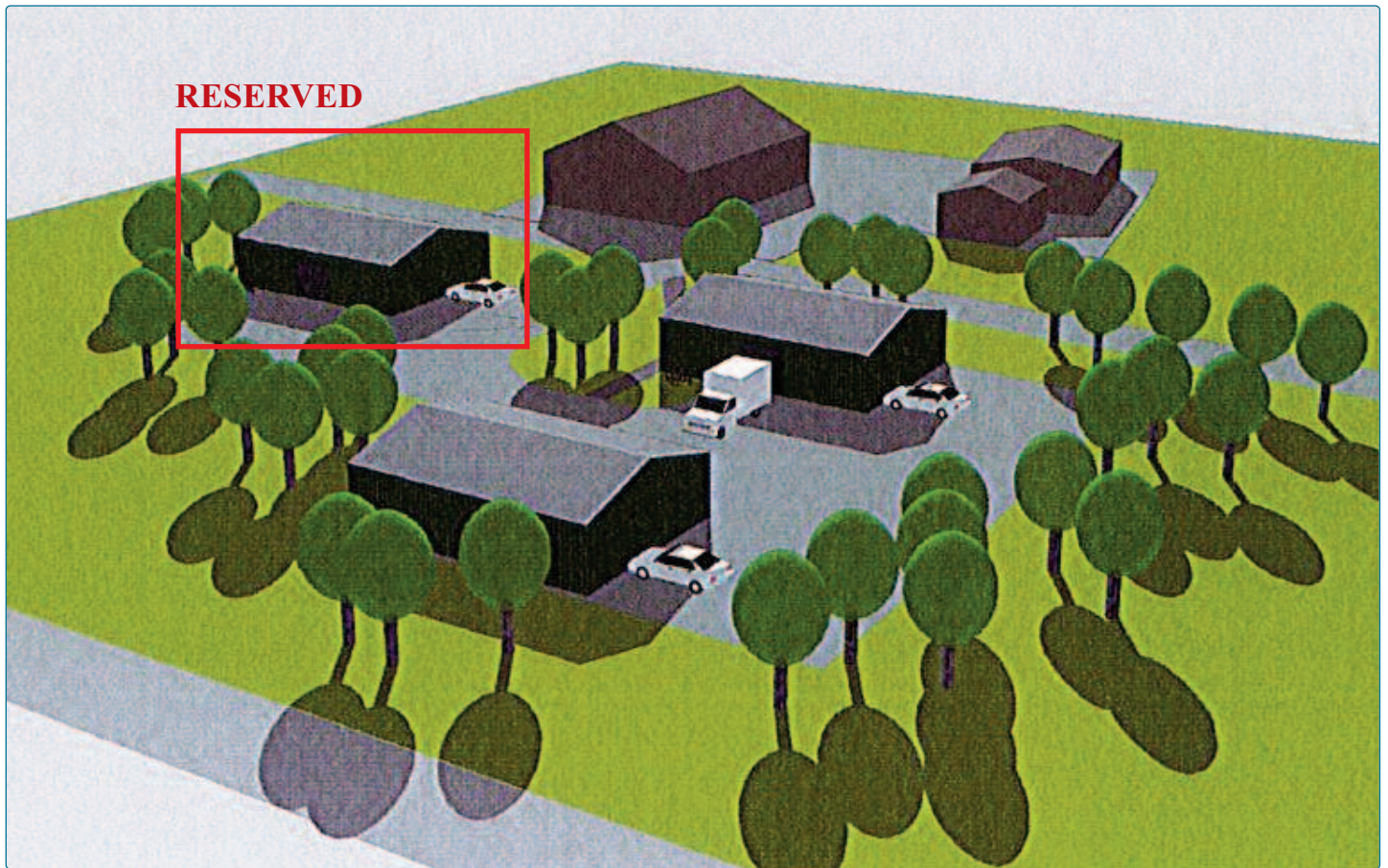
TOWN AND COUNTRY PLANNING:

Under Planning Reference **WA/2022/02144** – planning consent was granted for a new development comprising 3 x Light Industrial Units which, to all intents and purposes we would now consider as being Class E under the recently amended Town & Country Planning Use Classes Order. The site is located within Countryside beyond the Green Belt and the AGLV (Area of Great Landscape Value).

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- TERMS:** The premises are available on new Full Repairing and Insuring lease periods to be agreed.
- RENT:** We are quoting a guide rent based upon **£15.00 psf** subject to terms.
- EPC:** TBA.
- BUSINESS RATES:** NB the units have however yet to be assessed for Business Rates purposes. The property is situated in an area administered by **Waverley Borough Council**.
- VAT:** The premises are elected for VAT.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com *andy@gascoignes.com*

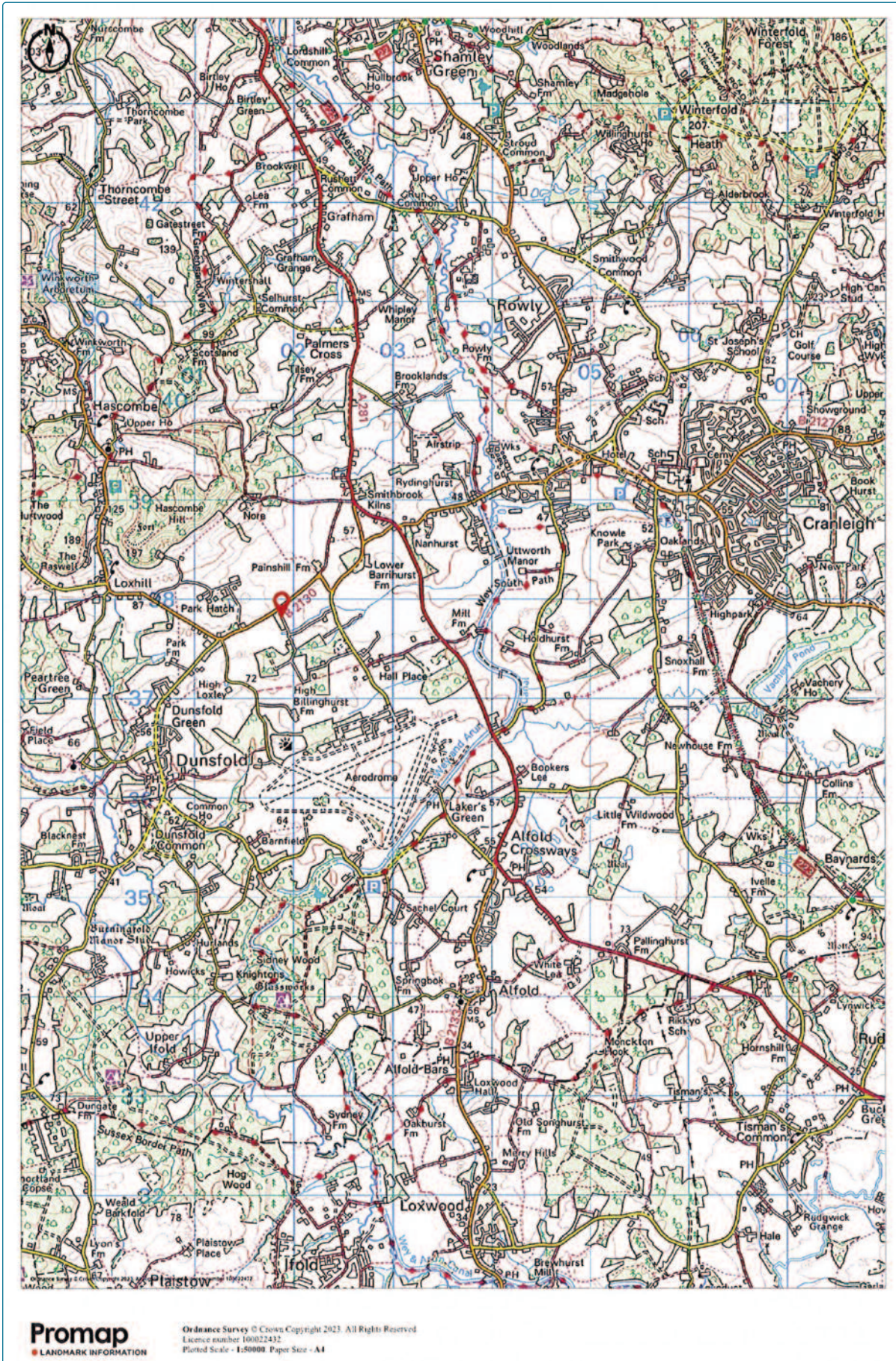
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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

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