

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

LIGHT INDUSTRIAL/LABORATORY/WORKSHOP/ WAREHOUSE WITH HIGH OFFICE CONTENT

plus EXTERNAL STORE

TO LET (MAY SELL)

876.90 sq m (9,439 sq ft)



UNIT 1 LITTLEMEAD INDUSTRIAL ESTATE

LITTLEMEAD • CRANLEIGH • SURREY • GU6 8ND

LOCATION:

Littlemead Industrial Estate is located on the western edge of Cranleigh off the B2130 Godalming Road, within easy access of the A281 Guildford to Horsham Road and is approximately 11 miles to the north-west of Horsham and approximately 10 miles south-east of Guildford.

The subject premises are located at the end of the Littlemead development.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION: The unit currently comprises a mix of light industrial/laboratory/workshop/warehouse with high office content accommodation over ground and first floors.

ACCOMMODATION: The premises have the approximate gross internal areas:

Ground Floor	424.83 sq m	(4,573 sq ft)
First Floor	426.63 sq m	(4,592 sq ft)
Total	876.90 sq m	(9,439 sq ft)
<i>Plus external rear store -</i>	<i>68.25 sq m</i>	<i>(735 sq ft)</i>

**Our client will consider reconfiguring the building to create approximately 2,330 sq ft of warehouse accommodation, with an eaves height of 4.9m, along with the remaining office accommodation (subject to terms).*

AMENITIES:

- Gas fired central heating
- Perimeter trunking
- LG7 lighting
- Kitchenette
- Staff canteen area
- Shower
- Ample car parking to front and rear yard areas
- 3 phase electricity
- Suspended ceilings
- Various partitioned offices and conference room
- Double access loading doors to rear ground floor
- Male and female WC's on both floors
- Air conditioning

TERMS: A new Full Repairing and Insuring lease is available on terms to be agreed.

RENT: £65,000 per annum exclusive.

VAT: The premises are not elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs in any transaction.

RATES: Rateable Value: £47,750
UBR (2015/2016) 49.3 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VIEWING: The premises are available to view strictly by prior appointment through the **Joint Sole Agents**.



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NOTE:

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UNIT 1 LITTLEMEAD INDUSTRIAL ESTATE

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Energy Performance Certificate

Non-Domestic Building

Unit 1
Little Mead Industrial Estate
Little Mead
CRANLEIGH
GU6 8ND

Certificate Reference Number:
9985-3083-0256-0400-2521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 111 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 890
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.39

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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