

**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:

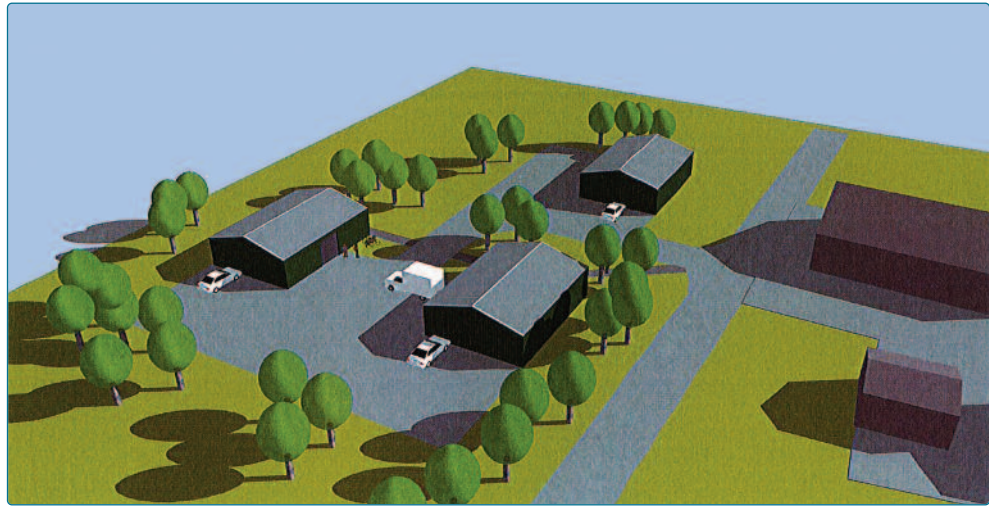
The subject site is situated just off the Dunsfold Road (B2130) some 4 miles approx. outside the centre of Cranleigh but in an accessible location for access to the A281 and henceforth Horsham and Guildford. Technically the area is Loxhill which is close to Dunsfold Village albeit the closest settlement 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 good range of shops, ranging from an assortment of well-known occupiers, including Sainsbury's and Marks & Spencer Simply Food, to artisan outlets, restaurants, public houses and other amenities. Pedestrian and vehicular traffic access is excellent. The village lies a short distance (2 miles approx.) east of the A281 (Horsham Road) providing easy 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, and the nearest railway station is Godalming (approx. 6 miles distant) which offers frequent fast trains to London and Portsmouth.

DESCRIPTION:

The buildings are situated on a plot of 2 x hectares (4.90 acres approx.), in an Area of Great Landscape Value. The grounds are landscaped with trees, wild-flowers and lawns.

ACCOMMODATION:

The development comprises 3 x separate Light Industrial/Warehouse units, extending in total to 5,004 sq. ft (465 sq. m) which are arranged to provide 3 x equal size units, with approximate dimensions of 10.80m (width) x 14.40m (depth). Each unit extends in total to 1,668 sq. ft (155 sq. m) approx.

The buildings are of steel frame construction, beneath a pitched roof. Internal eaves height is 3.50 m. rising to a ridge height of 4.70m. Each building has 6 x translucent roof panels. Floors are of solid, load-bearing concrete.

Each building benefits from: electrically operated roller-shutter door, pedestrian door, separately metered three-phase power, water, super-fast fibre broad band, fire alarm, floodlighting and CCTV. Each building has a kitchen point fitted and an internal disabled WC.

Each building has loading / unloading spaces, ancillary storage areas, bin stores and designated private car, commercial vehicle and bicycle parking provision,

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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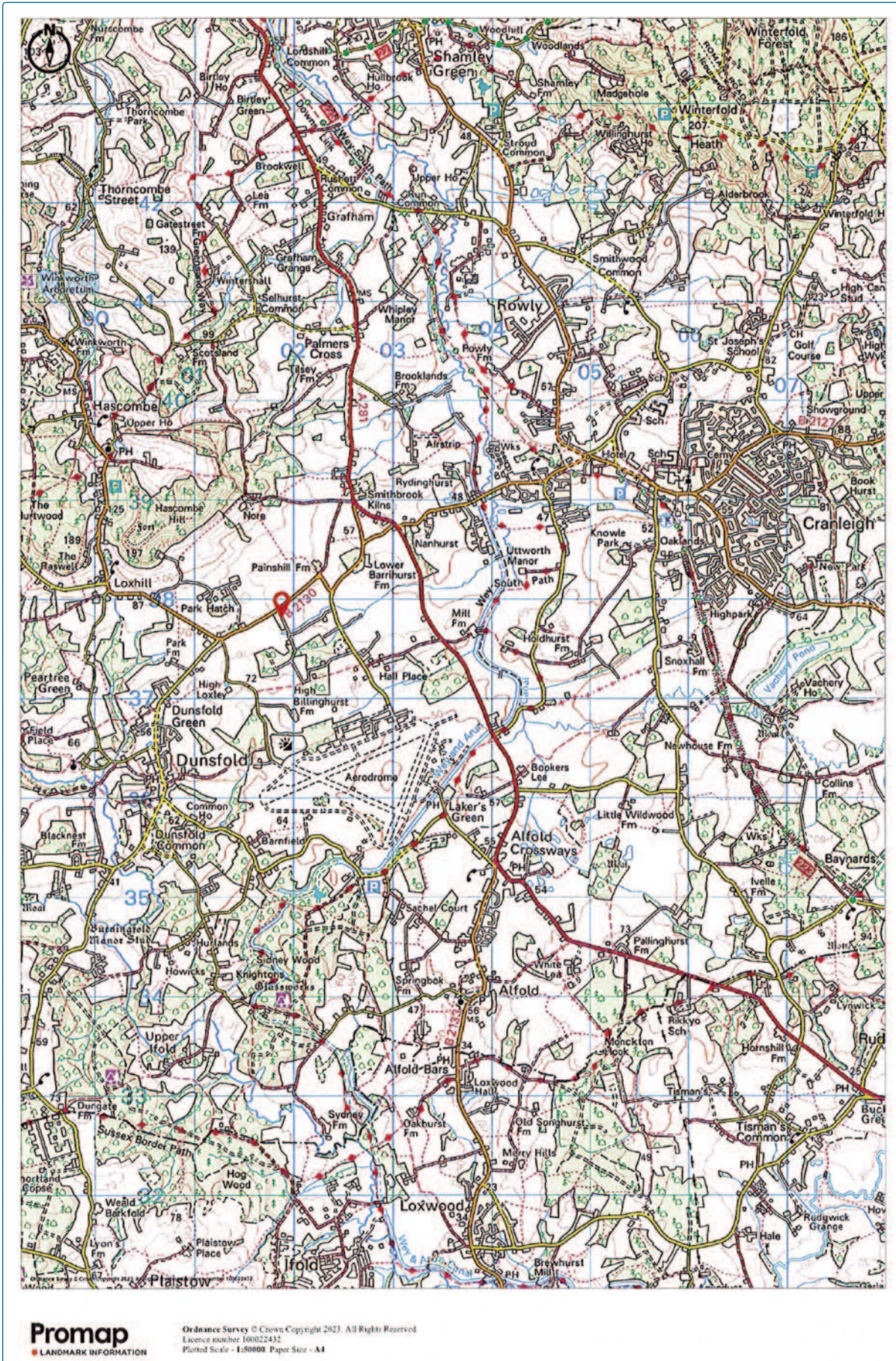
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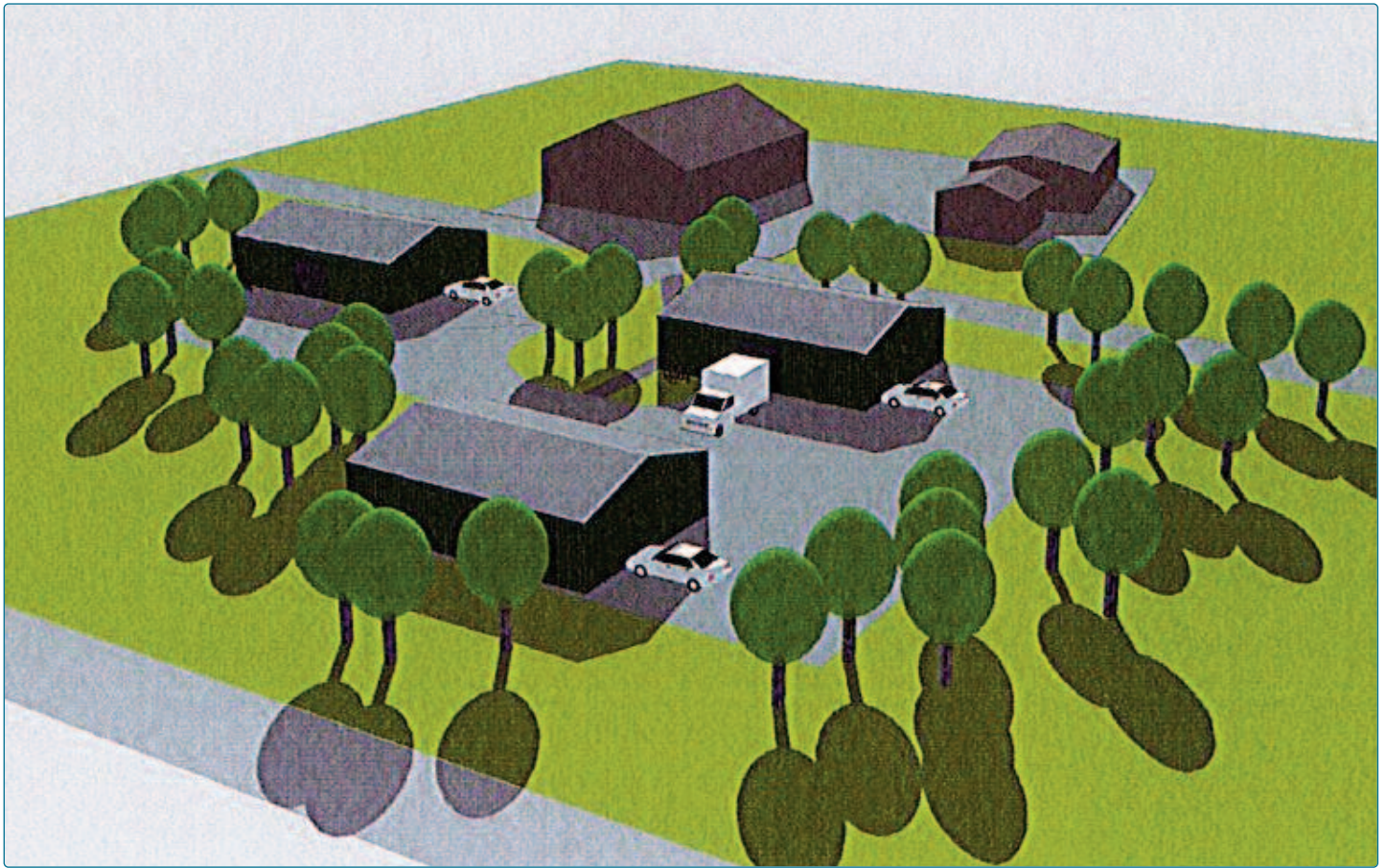
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| TERMS: | The premises are available on new Full Repairing and Insuring lease periods to be agreed. |
| RENT: | We are quoting a guide rent based upon £15.00 psf subject to terms. |
| EPC: | TBA. |
| BUSINESS RATES: | NB the units have however yet 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: |



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NOTE:

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