

DETACHED INDUSTRIAL/OFFICE BUILDING TO LET

3,700ft² (343.74 m²)

**PARAGON HOUSE, LITTLEMEAD INDUSTRIAL ESTATE,
ALFORD ROAD, CRANLEIGH GU6 8ND**

RENT – £6.00 ft²



- ▶ **Accommodation over 2 floors**
- ▶ **New Heating System**
- ▶ **Private Parking**
- ▶ **Separate Offices**
- ▶ **Loading Area**
- ▶ **Kitchen Facility**
- ▶ **Refurbished Throughout**



**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

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St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Cranleigh is situated approximately 10 miles from Guildford and Horsham on the Surrey/Sussex border. Littlemead Industrial Estate is located on the Western edge of Cranleigh, just off the B2130 Godalming Road, with easy access to the A281 Guildford to Horsham Road. Littlemead Industrial Estate consists of approximately 15 industrial/warehouse units and is located adjacent to the Hewitts Industrial Estate.

ACCOMMODATION

The premises comprise a detached factory over 2 floors, constructed of a concrete portal frame under a pitched roof. To the front of the premises there is a parking area which gives exclusive parking for approximately 6-8 cars plus loading access doors.

Approximate Gross Internal floor areas are as follows:-

Ground Floor	177.90 m ²	1,915 ft ²
First Floor	165.83 m ²	1,785 ft ²
Total Area	343.73 m²	3,700 ft²

Please Note: The floor areas excludes a hole in the floor of approximately 13.5 m² (150 ft²) enabling forklift access to the first floor and/or greater height for ground floor storage.

AMENITIES

- Accommodation is over 2 floors
- Steel concertina loading door – height approx 2.45m
- Gas fired heating
- Male & female toilet facilities to both floors
- Kitchen facility
- Three phase power
- Private parking to the front of the premises
- Loading area

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Annual rent of £22,000 exclusive of all other outgoings.

VAT The premises have not been elected for VAT.

RATES

We understand from Waverley Borough Council that the Rateable Value is £14,250 with rates payable for 2008/2009 of approx £6,583.50.

OCCUPATION On completion of the legal formalities

LEGAL COSTS Each party to bear their own legal costs in the matter.



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF
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