

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



CLASS 'E' SELF CONTAINED OFFICE SUITES TO LET

At
Arch House
The Common
Cranleigh, Surrey
GU6 8RZ

Approx 600sq/ft per suite GIA (1200 sq ft in total).



Ample parking available.

DESCRIPTION: Arch House is a post war two storey office building constructed of brick under a pitched tiled roof with generous parking.

SITUATION: Located in a convenient position within a short walk of Cranleigh Centre with its interesting range of shops, restaurants, pubs and facilities, close by is The Cricket Pitch, The Cranley Hotel, Cranleigh School is about 500 yards, and both Guildford and Horsham are about 9 miles. Gatwick Airport is a 40 minute drive.

Accommodation:

Description	Sq ft/ sq m (approx. measurements)
Ground floor, communal entrance hall leading to, Self-contained offices with kitchen and WC, heating and carpeted throughout.	Net internal area 600 / 56
First floor office Landing with male and female WC's and access to storage space. Heating throughout.	Net internal area 600 / 56
Total area	1200 / 112 GIA

Outside: Ample parking.

Rent: £12,000 pax +VAT if applicable per suite (would consider letting whole building).

Terms: A new fully repairing and insuring lease is available.

Rateable value: £13,750 (April 2023 – present) This premises may qualify for some small business rate relief, please enquire at Waverley Borough Council.

EPC: Rated D. Valid until January 2028.

Legal fees: Each party pays their own legal fees.

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

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