

# Westwood and Company

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

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## CLASS E PREMISES ON A LARGE SITE FOR SALE

(DUE TO RELOCATION)

Unit 1, Littlemead Industrial Estate,  
Alfold Road  
Cranleigh  
Surrey, GU6 8ND

**OVER 10,000 SQ FT (941 SQ M) OF COMMERCIAL SPACE ON A SITE  
OF 0.5 ACRES (21,780 SQ FT)**



**\*SUITABLE FOR MEDICAL USE/EDUCATIONAL USE/LEISURE/LIGHT  
MANUFACTURING/STORAGE/OFFICES ETC.**

**Description:** Unit 1 is a modern conventionally constructed two storey brick structure under a flat felted roof. There is a small timber storage building to the rear of the site. Extensive yard and parking area for 20 plus cars or space for storage containers.

**Situation:** Littlemead is less than half a mile from Cranleigh centre and has recently seen housing development on all sides. Increasingly, commercial sites and buildings in the area are becoming scarce. Cranleigh is about 10 miles from Guildford and Horsham and is growing at a fast pace.

**Accommodation:**

Description	Sq ft/ sq m (approx. measurements)
Main building over two floors.	9400
Separate timber building.	735
<b>Total</b>	<b>10,135 / 941</b>

**Outside:** Yard, parking for over 20 cars and open storage/containers.

**Rateable Value:** £63,500, payable at 49p in the £. Please enquire with Waverley Borough Council for further details.

**EPC:** Rating E.

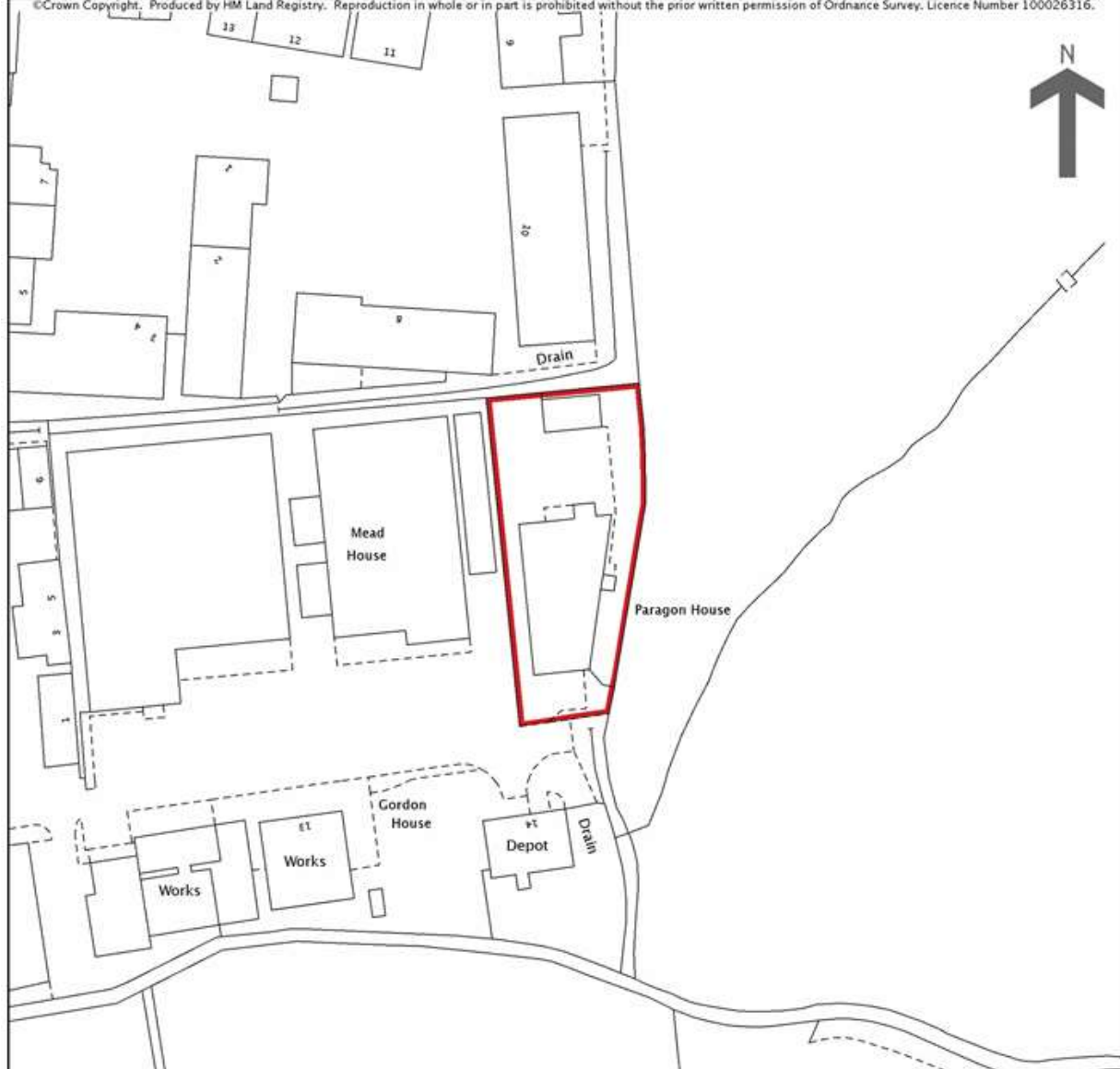
**Price guide:** £1,300,000 STC for the freehold interest.

HM Land Registry  
Official copy of  
title plan

Title number **SY750057**  
Ordnance Survey map reference **TQ0439SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Surrey : Waverley**



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**VIEWING STRICTLY BY APPOINTMENT THROUGH JOINT 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.**