Owen Isherwood
CHARTERED SURVEYORS

Class "E" Industrial Unit with Office

FOR SALE

4,422 sq. ft (410.80 sq. m)

Unit 7, Williams Court, Little Mead Industrial Estate, Cranleigh GU6 8NE

- Modern Industrial Unit with Offices above
- Prominent position on Little Mead Industrial Estate
- Air Conditioning throughout
- Significant Parking Allocation to rear

LOCATION

Unit 7 Williams Court is situated in a prominent position at the front of Little Mead Industrial Estate where it adjoins Alfold Road, just south of its junction with Elmbridge Road (B2130) and approximately half a mile from Cranleigh town centre.

DESCRIPTION

The offices have been fitted out to a modern standard with suspended ceilings, recessed energy saving lighting, floor trunking, good quality fittings and carpet tiles and air conditioning throughout.

Partitioning has been used to create two individual office areas, a boardroom and two smaller offices. Disabled/female and male toilets are located downstairs along with shower facilities.

The warehouse is positioned partially under the office mezzanine where there is a tiled ceiling and fluorescent strip lighting. There is also a kitchen/staff breakout area adjacent.

ACCOMMODATION

Ground Floor	2,578 sq. ft	239.50 sq. m
First Floor	1,844 sq. ft	171.30 sq. m
Total	4,422 sq. ft	410.80 sq. m

TENURE

Let on a 5 year FRI (outside the act) lease dated 25th September 2020 at a passing rent of £40,000 p.a.

PRICE

£635,000

RATES

Rateable Value (24/25): £21,500

EPC

D- 77

LEGAL COSTS

Each party to bear their own legal costs

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CONTACT

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Left floor plan labels:

Breakout Area

Cutting Machine

Work Benches

Full height storage

Right floor plan labels:

Server Room

Meeting Room

Office

Office

Void

Tea Point