

2 Newly Converted Business Units

TO LET

Gordon House,
Littlemead Industrial Estate,
Alfold Road, Cranleigh,
Surrey GU6 8ND



Chapel House
1-3 Chapel Street
Guildford
Surrey GU1 3UH

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Description

- ✦ Choice of units to be converted and refurbished.
- ✦ Office or light industrial use or mixture of the two.
- ✦ Self-contained units.
- ✦ Separate entrances.
- ✦ 3-4 parking spaces per unit.

Location

- ✦ Located in an established industrial and commercial location.
- ✦ Close to Cranleigh village.
- ✦ 9 miles approx. from Guildford.
- ✦ 13 miles approx. from Horsham.
- ✦ 13 miles approx. from Gatwick.

Accommodation

Various sizes and options are available but we suggest a division approximately as follows :

Unit 1

Ground floor	34.0 sq m	(365 sq ft)
First floor	34.0 sq m	(365 sq ft)
	68.0 sq m	(730 sq ft)

Unit 2

Ground floor	23.5 sq m	(253 sq ft)
First floor	23.5 sq m	(253 sq ft)
	47.0 sq m	(506 sq ft)

All areas measured from plan to gross internal areas.

Lease

New flexible leases available on terms to be agreed.

Rent

To be advised. To include business rates, buildings insurance and external repairs.

Legal Costs

The incoming tenant to pay the landlord's legal costs in connection with the new lease.

Viewing

Strictly by appointment with the sole agents:

Owen Shipp Chartered Surveyors
01483 450115