

Owen Isherwood
CHARTERED SURVEYORS

Unit 1, Littlemead industrial estate, Alfold Road, Cranleigh, GU6 8ND

FOR SALE | 10,135 TO 17,635 SQ FT (941.57 TO 1,638.35 SQ M)

Location

Littlemead Industrial Estate is located less than half a mile from Cranleigh town centre, at the junction of Alfold Road and Elmbridge Road, with good road links to Godalming, Dunsfold, Ewhurst, and nearby villages. Light industrial space is increasingly scarce as nearby commercial sites are converted to residential use.

Public transport is available via bus routes 24 and 42, with stops on Elmbridge Road less than a 5-minute walk from the property, providing connections to Guildford, Alfold, Cranleigh, and Ewhurst.

Description

Unit 1 is a two-storey brick building with a flat felted roof, overhauled in 2018. Currently owner-occupied as a fireplace showroom, the interior has been partitioned to create showroom space on the first floor but can be largely returned to open-plan layout. The second floor offers additional showroom and office space above.

To the rear, there's a large yard with roller shutter access and high-level loading/unloading facilities, along with a timber outbuilding used for basic storage. The front of the building provides 7–8 parking spaces for staff and customers.

Accommodation

Name	sq ft	sq m	Availability
Building	9,400	873.29	Available
Building - Separate timber building	735	68.28	Available
Outdoor - Yard	7,500	696.77	Available
Total	**17,635**	**1,638.34**	

Price

£1,350,000

Rates & Charges

Rateable value: £63,500
Rates payable: £34,701 per annum

EPC

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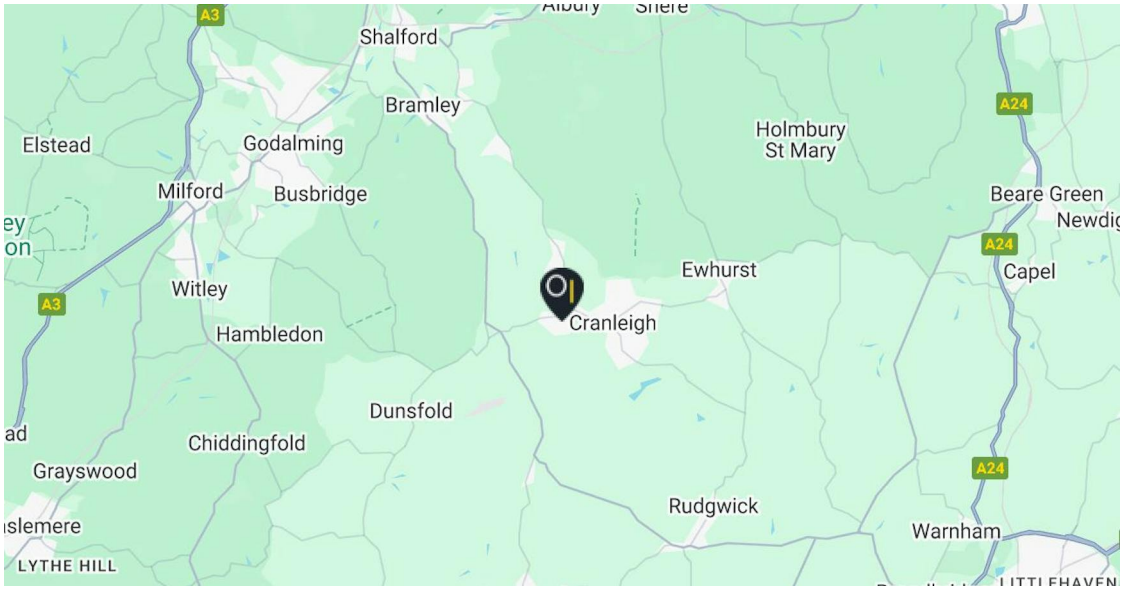
Legal costs

Each party to bear their own legal costs incurred in the transaction.







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