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

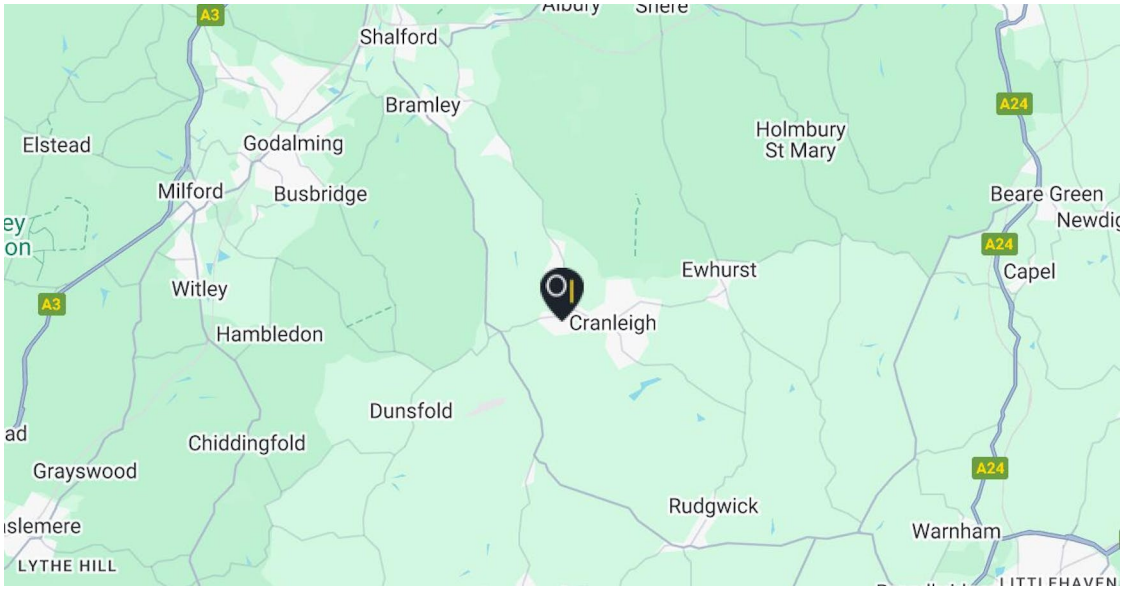
Rateable value: £63,500
Rates payable: £34,701 per annum

## EPC

E (111)

## Legal costs

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



## Contact

**Alex Bellion**
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

**Sara Giampieri**
T: 01483 300176
E: sara@owenisherwood.com

**owenisherwood.com | 01483 300 176**
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated