Westwood and Company

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

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Freehold Class E Premises For sale

Unit 2 Williams Court
Littlemead Industrial Estate
Cranleigh
Surrey GU6 8NE



Versatile and modern business unit offering 2448 sq ft (227 sq m) of space over two floors and up to 5 car spaces

DESCRIPTION: A really smart commercial building currently used mainly as offices with air con. The electric double height loading door is still in place and parts of the building enjoy ceiling heights of over 18 ft (5.6m) Constructed of steel frame and insulated panels to roof and walls less than 20 years ago the property offers low maintenance and economical occupation.

SITUATION: Located just outside Cranleigh centre, the property I well placed to connect to the main A281 and Dunsfold Park as well as easy access to both Guildford and Horsham, both 10 miles away .The nearest station is at Shalford and the A24 gives good driving times to Gatwick Airport.

ACCOMMODATION:

Description	**Approx. measurements**	**Approx. measurements sq ft /sq m**
Ground floor	29'4 x 45	1321 / 123
First floor	29'4 x 45 (less stairs and double height entrance hall – 194 sq ft)	1127 / 105
	Total approx.	**2448 / 227**

****Three Phase Electric, comfort cooling and heating throughout .**

EPC: To be advised



RATEABLE VALUE: Currently the office suites are separately assessed all within the small business threshold.

PRICE GUIDE: £325,000 plus VAT, Subject to contract and vacant possession if required.

VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE 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.