

COMMERCIAL PROPERTY

INDUSTRIAL/WAREHOUSE PREMISES

APRIL 09

TO LET

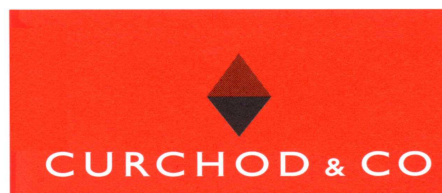
5,190 sq ft (482.21 sq m)




**UNIT 12, HEWITTS INDUSTRIAL ESTATE,
ELMBRIDGE ROAD, CRANLEIGH, SURREY,
GU6 8LW**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Amenities:												
Cranleigh is located approximately 10 miles South of Guildford and approximately 12 miles North West of Horsham. Hewitts Industrial Estate is accessed via Elmbridge Road and is within easy access of the A281 Guildford to Horsham Road. Hewitts Industrial Estate consists of 29 industrial/warehouse units.	<ul style="list-style-type: none"> • Eaves height of 3.35m • Parking on site • 3 phase power • Self contained 												
Description:	Rent:												
The premises comprise of a self contained industrial/warehouse unit with parking to the front of the unit. The unit is arranged over two floors with office space at first floor level and benefits from office/production space on the ground floor with one loading door.	<p>£44,115 per annum exclusive.</p> <p>Terms: (Subject to Contract)</p> <p>The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to a landlords break on 30th April 2010.</p>												
Floor areas:	Legal Costs / VAT:												
<p>The property has been measured on the basis of gross internal areas and the approximate floor areas are as follows:-</p> <table border="1"> <thead> <tr> <th>Unit 12</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>2,595</td> <td>241.10</td> </tr> <tr> <td>First Floor</td> <td>2,595</td> <td>241.10</td> </tr> <tr> <td>Total</td> <td>5,190</td> <td>482.20</td> </tr> </tbody> </table>	Unit 12	sq ft	sq m	Ground Floor	2,595	241.10	First Floor	2,595	241.10	Total	5,190	482.20	<p>The ingoing tenant to be responsible for the landlord's reasonable legal fees.</p> <p>All prices are quoted exclusive of VAT which may be charged.</p>
Unit 12	sq ft	sq m											
Ground Floor	2,595	241.10											
First Floor	2,595	241.10											
Total	5,190	482.20											
Rates:	Viewing & Further Information:												
<p>To be assessed.</p> <p>Previous tenant occupied unit 12 & 15, both the units were assessed under one rateable value.</p>	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="900 1585 1311 1832" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> </div> <p>rnewsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com</p>												

SUBJECT TO CONTRACT