

COMMERCIAL PROPERTY

# INDUSTRIAL/WAREHOUSE PREMISES

**MARCH 09**

## TO LET

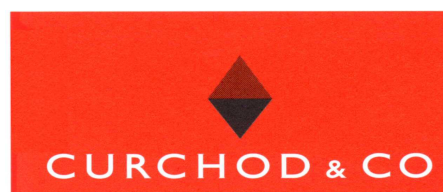
1,837 sq ft (170.63 sq ft)



**UNIT 21, 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

<b>Location:</b>	<b>Amenities:</b>						
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"> <li>• Minimum eaves height of 3.65m</li> <li>• Parking on site</li> </ul>						
<b>Description:</b>	<b>Terms: (Subject to Contract)</b>						
The premises comprise of an end of terrace industrial/warehouse unit and has, until recently, been used as showroom premises.	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 30 <sup>th</sup> April 2010.						
<b>Floor areas:</b>	<b>Rent:</b>						
<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" data-bbox="87 1108 734 1310"> <thead> <tr> <th>Unit 21</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>1,837</td> <td>170.63</td> </tr> </tbody> </table>	Unit 21	sq ft	sq m	Ground floor	1,837	170.63	<p><b>Legal Costs / VAT:</b></p> <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 21	sq ft	sq m					
Ground floor	1,837	170.63					
<b>Rates:</b>	<b>Viewing &amp; Further Information:</b>						
<p>We have been verbally informed by Waverley Borough Council that the premises have the following rateable value:</p> <table border="1" data-bbox="87 1624 734 1803"> <tbody> <tr> <td>Rateable Value:</td> <td>£12,750</td> </tr> <tr> <td>NNDR (2008/2009):</td> <td>0.462</td> </tr> <tr> <td>Rates Payable:</td> <td>£5,890.50</td> </tr> </tbody> </table>	Rateable Value:	£12,750	NNDR (2008/2009):	0.462	Rates Payable:	£5,890.50	<p>Strictly by prior appointment through sole agents Curchod &amp; Co.</p> <div data-bbox="901 1534 1332 1792" style="text-align: center;">  </div> <p>rnewsam@curchodandco.com  dgawne@curchodandco.com  ioswin@curchodandco.com</p>
Rateable Value:	£12,750						
NNDR (2008/2009):	0.462						
Rates Payable:	£5,890.50						

**SUBJECT TO CONTRACT**