

COMMERCIAL PROPERTY

INDUSTRIAL/WAREHOUSE PREMISES

MARCH 09

TO LET

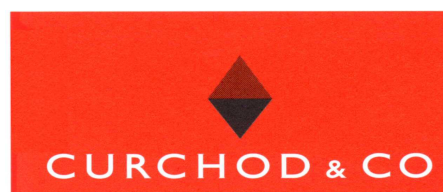
1,043 sq ft (96.90 sq m)



**UNIT 2b, 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:						
<p>Cranleigh is located approximately 10 miles South of Guildford and approximately 12 miles North West of Horsham.</p> <p>Hewitts Industrial Estate is accessed via Elmbridge Road and is within easy access of the A281 Guildford to Horsham Road.</p> <p>Hewitts Industrial Estate consists of 29 industrial/warehouse units.</p>	<ul style="list-style-type: none"> • Door height 2.36m (approx) • Minimum eaves height of 3.22m • Yard • Parking <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>						
Description:	Rent:						
<p>The premises provide a self contained industrial / warehouse unit with parking and yard area to the front.</p>	<p>£8,865 per annum exclusive.</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" data-bbox="103 1205 742 1350"> <thead> <tr> <th>Unit 2b</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>1,043</td> <td>96.90</td> </tr> </tbody> </table>	Unit 2b	sq ft	sq m	Ground floor	1,043	96.90	<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 2b	sq ft	sq m					
Ground floor	1,043	96.90					
Rates:	Viewing & Further Information:						
<p>We have been verbally informed by Waverley Borough Council that the premises have the following rateable value:</p> <table border="1" data-bbox="103 1608 742 1843"> <tbody> <tr> <td>Rateable Value:</td> <td>£7,900</td> </tr> <tr> <td>NNDR (2008/2009):</td> <td>£0.462</td> </tr> <tr> <td>Rates Payable:</td> <td>£3,649.80</td> </tr> </tbody> </table>	Rateable Value:	£7,900	NNDR (2008/2009):	£0.462	Rates Payable:	£3,649.80	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="912 1556 1348 1818" style="text-align: center;">  <p>01932 823614</p> </div> <p> rnewsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com </p>
Rateable Value:	£7,900						
NNDR (2008/2009):	£0.462						
Rates Payable:	£3,649.80						

SUBJECT TO CONTRACT