

COMMERCIAL PROPERTY

INDUSTRIAL/WAREHOUSE PREMISES

FEBRUARY 10

TO LET

2,057 sq ft (191.10 sq m)




**UNIT 7, HEWITTS INDUSTRIAL ESTATE,
ELMBRIDGE ROAD, CRANLEIGH, SURREY,
GU6 8LW**

Telephone: 01932 823614 Fax: 01932 854370

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.


CURCHOD & CO

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"> • Minimum eaves height of 3.63m • Parking on site • 3 phase power • Self contained 															
Description:	Rent:															
The premises comprise of end of terrace industrial/warehouse unit with parking to the front and rear of the unit. The unit benefits from a loading door and ground floor offices together with mezzanine storage.	£17,500 per annum exclusive.															
	Terms: (Subject to Contract)															
	The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.															
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 7</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>273</td> <td>25.35</td> </tr> <tr> <td>Warehouse</td> <td>1,784</td> <td>165.75</td> </tr> <tr> <td>Total</td> <td>2,057</td> <td>191.10</td> </tr> <tr> <td>Mezzanine</td> <td>485</td> <td>45.04</td> </tr> </tbody> </table>	Unit 7	sq ft	sq m	Office	273	25.35	Warehouse	1,784	165.75	Total	2,057	191.10	Mezzanine	485	45.04	<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>
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Office	273	25.35														
Warehouse	1,784	165.75														
Total	2,057	191.10														
Mezzanine	485	45.04														
Rates:	Viewing & Further Information:															
<p>We have been verbally informed by Waverley Borough Council that the premises have the following rateable value:</p> <table> <tr> <td>Rateable Value:</td> <td>£15,500</td> </tr> <tr> <td>NNDR (2010/2011):</td> <td>0.414</td> </tr> <tr> <td>Rates Payable:</td> <td>£6,417</td> </tr> </table>	Rateable Value:	£15,500	NNDR (2010/2011):	0.414	Rates Payable:	£6,417	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div style="text-align: center;">  <p>01932 823614</p> <p>rnewsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com</p> </div>									
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SUBJECT TO CONTRACT