

Westwood and Company

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

Website: www.westwoodandco.com



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FREEHOLD CLASS E/WORKSHOP UNIT FOR SALE

UNIT 5, WILLIAMS COURT
LITTLEMEAD INDUSTRIAL ESTATE
CRANLEIGH
SURREY, GU6 8ND



OVER 2000 SQ FT OF FIRST-CLASS SPACE WITH PARKING AND LOADING AREA.

Description: Unit 5 is a modern business/industrial unit built in the early 21st century. Constructed of steel frame with steel insulated porch and profiled insulated roof panels. The property is virtually maintenance free, requiring occasional cleaning. Features include air-conditioned offices, three phase electricity, disabled WC, full height roller shutter door and on-site parking.

Situation: Williams Court is within the Littlemead Industrial Estate, just off the Alfold Road and now close to several new developments. Cranleigh centre is under a mile and provides a full range of facilities. Horsham is 10 miles, Gatwick about 40 minutes drive, Guildford 10 miles and Dunsfold Park about 3 miles.

Accommodation:

Description	Measurements	Sq ft/ sq m (approx. measurements)
Ground floor – double height loading door, 3 phase electric.	43'6 x 23'2	1008 / 94
First floor – first floor loading door, 3 phase electric, office with comfort cooling and heating, Kitchen.	43'6 x 23'2	1008 / 94
Total:		2016 / 188

*Mains electricity, water and drainage.

Property type: Freehold.

Rateable Value: £15,750

EPC Rating: To be advised.

Terms: Offers in excess of £295,000 STC PLUS VAT



**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.

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