

**LIGHT INDUSTRIAL / LABORATORY / STORAGE / WORKSHOP  
WITH ANCILLARY OFFICE ACCOMMODATION  
TO LET**

*342.44 sq. m (3,675 sq. ft.) plus parking.*



**PARAGON HOUSE • LITTLEMEAD INDUSTRIAL ESTATE  
LITTLEMEAD • CRANLEIGH • SURREY • GU6 8ND**

**LOCATION:** Littlemead Industrial Estate is located on the western edge of Cranleigh off the B2130 Godalming Road, within easy access of the A281 Guildford to Horsham Road and is approximately 11 miles to the north-west of Horsham and approximately 10 miles south east of Guildford. The subject premises are located at the end of the Littlemead development.

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**DESCRIPTION:** The unit was formerly used as a food distribution centre but ideal for use as light industrial/laboratory/workshop/warehouse on the ground floor, together with either office and or light industrial at 1st floor level.

**ACCOMMODATION:** *The premises have the approximate gross internal areas:*

**Ground Floor:** 177.65 sq. m (1,900 sq. ft) approx.

**First Floor:** 164.79 sq. m (1,775 sq. ft) approx.

**Total:** 342.44 sq. m (3,675 sq. ft) approx.

**Eaves Height: Ground floor:** 3.0 metres approx.

**1st Floor:** 2.4 metres approx.

**AMENITIES:**

- Kitchen and W/C facilities on each floor
- Storage Heaters to 1st Floor
- Currently fitted out with Walk-in Chiller & Freezers which can be removed
- Ample parking to the front of the premises

**TENURE:** The premises are offered on new lease on flexible terms to be agreed at a rent of circa £40,000.00 per annum exclusive.

**VAT:** The premises are elected for VAT.

**EPC:** TBC.

**BUSINESS RATES:** Each party to bear their own Professional and Legal costs.

**LEGAL COSTS:** Rateable Value: £17,000.00.  
Rates Payable: £8,483.00 approximately per annum for the 2023/24 Financial year.

**VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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