

Alfold Business Centre, Loxwood Road, Alfold, Cranleigh, Surrey, GU6 8HP

3 self-contained business units

To Let

717 sqft, 824 sqft and 484 sqft plus storage



Unit 9



Unit 12



Unit 17

Location

Alfold is situated to the south of the A281 Guildford Road. Cranleigh is approximately 4.5 miles to the north; Horsham is 11 miles to the east and Guildford 11 miles to the west. There is also easy access to Loxwood and Billingshurst to the south via the B2133.

Description

Alfold Business Centre comprises a number of purpose built office units approximately 5 years old with a good mix of established occupiers. It offers a pleasant rural working environment with excellent parking.

Unit 9 is a two storey unit carpeted throughout. The front door and windows are double glazed with security grilles and the building incorporates its own ground floor kitchen and toilet facilities. Stairs lead to further office space with exposed beams and restricted head room in parts.

Unit 12 is a two storey unit behind double glazed entrance doors. The ground floor has a painted concrete floor with kitchen portioned off. Stairs lead to a carpeted first floor with a low beam across. Toilets are shared in a separate building.

Unit 17 has an open plan ground floor area with kitchen and toilet facilities. There is loft ladder leading to a carpeted first floor area with Velux windows with restricted head room suitable for storage.

Accommodation

Unit 9	Ground Floor	399 sqft	37.08 sqm
	First Floor	318 sqft	29.51 sqm
	Total	717 sqft	66.59 sqm
Unit 12	Ground Floor	412 sqft	38.3 sqm
	First Floor	412 sqft	38.3 sqm
	Total	824 sqft	76.6 sqm
Unit 17	Ground Floor	484 sqft	44.97 sqm
	First Floor	571 sqft	53.0 sqm

Rent

Unit 9:	£9,700 per annum
Unit 12:	£8,240 per annum
Unit 17:	£6,500 per annum

Terms

Each unit is available by way of a new Internal Repairing and Insuring lease for a term to be agreed. There is no estate service charge. The building insurance premium will be recovered on a pro rata basis. The rent is liable to VAT.

Business Rates

Unit 9	Rateable Value	£4,100 -	Rates payable 2010/11: £1,668.70
Unit 12	Rateable Value	£2,900 -	Rates payable 2010/11: £1,180.30
Unit 17	Rateable Value	£7,700 -	Rates Payable 2010/11: £3,133.90

Small Business Rates Relief may be available from Waverley Borough Council.

Viewing

By appointment with sole agents Henry Adams Commercial on 01243 521 800 (Attn: Alex Medhurst or Alexandra Maclean)



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