



Ref 4326

Viewing strictly by appointment
with the sole agents as above

Unit 8
Axiom Business Park
Balcombe Road
Horley
Surrey
RH6 7HF

TO LET

WAREHOUSE/INDUSTRIAL UNIT

Approx 447 sq m (4,811 sq ft) GIA



LOCATION

Horley is equidistant between Redhill and Crawley and is the nearest town to Gatwick Airport. The A23 is 0.4 miles away with the town centre within 0.5 miles. Axiom Business Park is 4 miles to Junction 9 of the M23 and 1.9 miles from Gatwick Airport. The Mainline train station is just 0.25 miles away.

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DESCRIPTION

Unit 8 is a mid-terrace industrial/warehouse unit of steel frame construction with facing profiled steel clad elevations. Access is via the main warehouse/production area with roller shutter loading door with fluorescent strip lighting. Externally there is allocated parking.

AMENITIES

- Three phase electricity
- Roller shutter door 4m x 3.66m
- 2 toilets
- 10 car parking spaces

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£36,000 per annum exclusive plus VAT.

RATES

Rateable value is £26,250.

SERVICE CHARGE

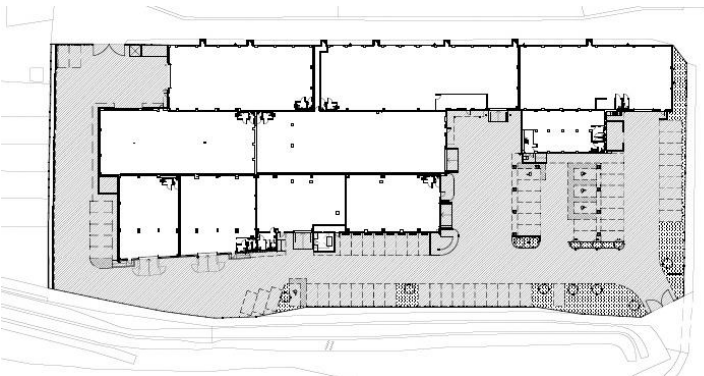
There is currently an estate charge levied on all occupiers for the up keep of the common area. Currently running at £0.73 per sq ft (2016).

INSURANCE

Buildings Insurance year end to 1st January 2017 approximately £984.32 per annum.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.



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