



TO LET

INDUSTRIAL/WAREHOUSE

14,300 sq ft (1,329 sq m) Plus shared yard



COMMUNICATIONS

	Miles
Horley	2.5
Redhill	3.5
J8, M25	4.0
J9, M23	5.4
Gatwick Airport	4.0

DESCRIPTION: A modern detached steel framed unit with sectional loading door and secure yard and generous on-site parking. The available space forms part of the main warehouse to the rear.

- AMENITIES:**
- Single loading door (4m x 3.9m)
 - Eaves height 6.1m
 - Minimum height to steel haunch 5.9m
 - 3 Phase electricity
 - Self-contained shared yard
 - 35 KN.m2 floor loading

RENT: £136,000pax ie £9.50 per sq ft.

TERMS: Available on a new sub lease for a term to be agreed.

RATES: To be re-assessed.

LEGAL COSTS: Each party is to bear its own legal costs.

FURTHER INFORMATION:

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