



TO LET/MAY SELL INDUSTRIAL/WAREHOUSE

15,888 sq ft (1,476 sq m) Plus mezz 2,492 sq ft (231 sq m) on 0.95 acre site



COMMUNICATIONS

	Miles
Horley	2.5
Redhill	3.4
J8, M25	5.8
J9, M23	5.4
Gatwick Airport	5.0

DESCRIPTION:

Unit 13 is a high specification self-contained detached industrial/warehouse building sitting on a secure site extending 0.95 acres. The unit is of steel portal frame construction, brick clad elevations, heavy duty concrete floor, block work and insulated profiled steel cladding to the roof.

AMENITIES:

- Two electric loading doors
- Separate reception area
- 3 Phase electricity
- Gas Heating
- 63 car parking spaces (more if double parked)
- Self-contained yard

RENT/PRICE:

£160,000 Per annum exclusive
£2,200,000 Freehold with full vacant possession.

RATES:

Rateable value £85,000 (2017 List).

ESTATE CHARGE:

£2,083 per quarter to cover the estate security and maintenance of communal areas.

VAT:

VAT will not be payable on the purchase price.

LEGAL COSTS:

Each party is to bear its own legal costs.

FURTHER INFORMATION:

Please Contact:
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