

TO LET

INDUSTRIAL WAREHOUSE

234 sq m (2,524 sq ft) GIA



- A23 Brighton Road 0.5 miles
- Horley town centre 0.5 miles
- J9 M23 3.5 miles
- Gatwick Airport 1.9 miles
- Horley mainline rail station 0.25 miles

For location please go to www.streetmap.co.uk and enter postcode RH6 7GA

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

DESCRIPTION

Gatwick Metro Centre is an established estate located off the Balcombe Road. The available property is a modern industrial/warehouse unit of steel portal frame construction with facing brick and profiled steel sheeting. The roof is also of profile steel sheeting.

The ground floor consists of a warehouse/production area with insulated sectional up and over door and suspended ceiling with recessed lighting. There is also a reception area. There are two mezzanine floors, the first provides open plan office accommodation and the second is presently used as a storage area. Externally there is private car parking and a loading forecourt area.

Warehouse

- Three phase electricity
- Fluorescent Lighting
- Loading door
- WC
- Private car parking
- Gas fired central heating

Offices

- Comfort cooling
- Gas fired central heating
- Suspended ceiling
- Recessed cat II lighting
- Carpeting

General

- Male and female WC accommodation
- Kitchen/rest area
- Private car parking

ACCOMMODATION

	sq m	sq ft
Ground Floor	130	1,405
First Floor (storage)	50	535
First Floor (offices)	54	584
Total:	234	2,524

Note: All areas are gross internal, measured in accordance with the RICS Code of Measuring Practice, current edition.

TERMS

Available on a new lease for a term to be agreed.

RENT

£22,500 per annum exclusive.

RATES

Rateable value £16,250 (2017).

INSURANCE

Annual buildings insurance premium £507.77.

ESTATE CHARGE

£1,200 plus VAT for the year ending September 2018.

LEGAL COSTS

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

Compiled April 2018