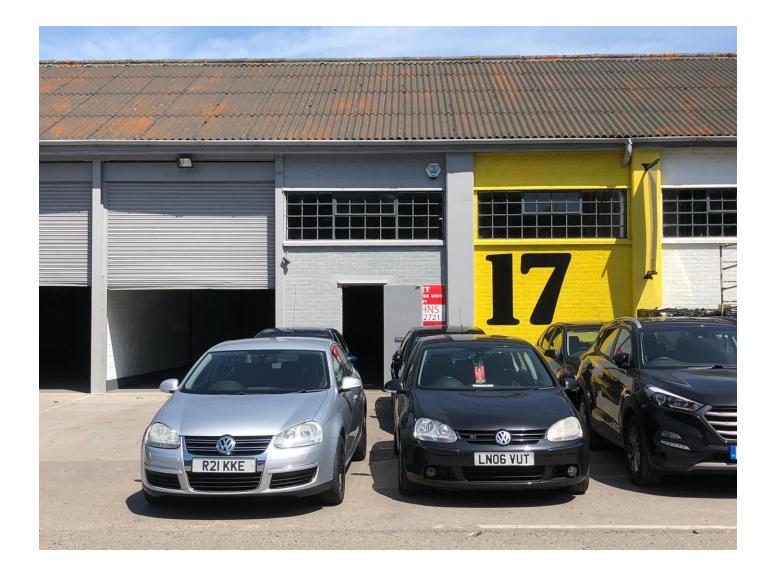


Ref 4951

17 Gatwick Business Park Kennel Lane Hookwood Horley Surrey RH6 0AH

Viewing strictly by appointment with the sole agents as above

TO LET INDUSTRIAL / WAREHOUSE UNIT Approx 468 sq m (5,040 sq ft) GIA



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www.ftdjohns.co.uk

6 Magellan Terrace Gatwick Road Crawley West Sussex RH10 9PJ Tel: 01293 552721 Fax: 01293 552800 Email: info@ftdjohns.co.uk Registered Office as above. Regd No: 2568649

- **LOCATION** Gatwick Business Park is located less than 1 miles from the A217 also being 4 miles from the Junction 9 of the M23 and 11 miles from the M25. Gatwick is located 3 miles from the Estate. Gatwick Airport mainline rail station provides services to London Victoria (Gatwick Express, every 15 minutes and a journey time 30 minutes approx.) and London Bridge.
- **DESCRIPTION** Gatwick Business Park comprises 20 terraced industrial / warehouse units with two access points for units on the Estate. There are hardstanding yards surrounding the Estate. Unit 17 is of steel frame with external facing brickwork and the exterior has recently been painted. Externally, there is parking and loading to the front of the unit.

AMENITIES

- Three phase electricity
- Eaves height 4.69m (15'5")

• WC

- Sodium lighting
- Roller shutter loading door
- **TERMS** A new full repairing and insuring lease for a term to be agreed.
- **RENT** £35,300 per annum exclusive.
- **RATEABLE VALUE** The Rateable value is to be re-assessed.
- **SERVICE CHARGE** Approximately £3,130 (2018 figure).
- **INSURANCE** Approximately £1,842.04 (2018 figure).
- **LEGAL COSTS** Each party is to be responsible for their own legal costs incurred in this transaction.



Compiled June 2018

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