

Ref 4951

17 Gatwick Business Park  
Kennel Lane  
Hookwood  
Horley  
Surrey  
RH6 0AHViewing strictly by appointment  
with the sole agents as above

# **TO LET**

## **INDUSTRIAL / WAREHOUSE UNIT**

### **Approx 468 sq m (5,040 sq ft) GIA**



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

## 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
- Sodium lighting
- Roller shutter loading door
- Eaves height 4.69m (15'5")
- WC

## 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.



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