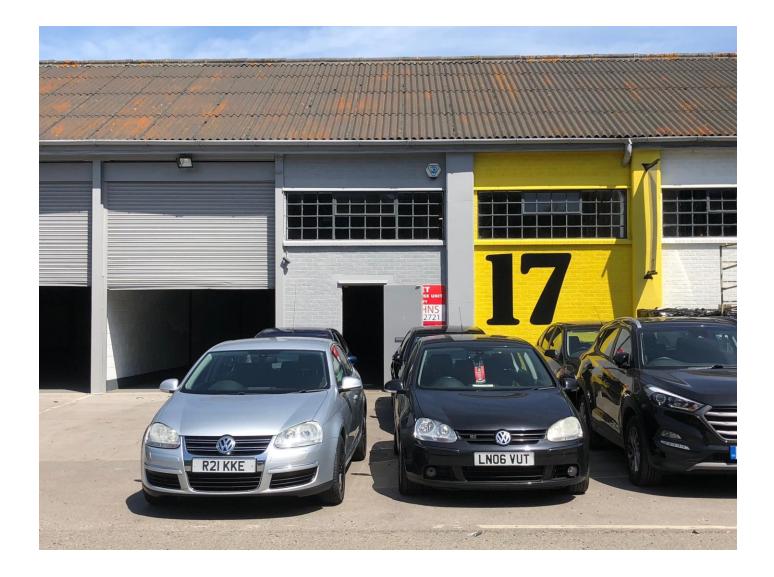


Ref 4951

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



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

## 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

#### ACQUISITIONS • AGENCY • AIRPORT • BUSINESS RATES • INVESTMENT • LANDLORD & TENANT • MANAGEMENT • VALUATION

Misrepresentation Act 1967 - FTD/DHNS for itself and the vendors or lessors of this property whose agent it is hereby gives notice that those particulars may not and do not constitute any part of a contract or representation and neither FTD/DHNS nor its servants or agents have any authority to make or give any representation or warranty in relation to this property. FTD/DHNS is not liable for any errors or omsions. Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.