



Ref 4951

10 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 317 sq m (3,417 sq ft) GIA

JUST £6.50 PSF



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 10 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

£22,250 per annum exclusive plus VAT.

RATES

Rateable value £16,483.
Current rates payable £8,126 approx (01.04.2018 – 31.03.2019).

SERVICE CHARGE Approximately £2,000 (2017 figure).

INSURANCE Approximately £1,260.05 (2017 figure).

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

Compiled April 2018