

Ref 6020

Unit 3 Bridge Industrial Estate Balcombe Road Horley Surrey RH6 9HU

Viewing strictly by appointment with the sole agents as above

TO LET WORKSHOP Approx 50 sq m (539 sq ft) GIA



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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** This estate is situated on the east side of Horley, some 500 yards from the town centre and British Rail station.

Gatwick Airport is approximately 2 miles distant. The A23 London/Brighton road is approximately 400 yards distant, with access to the M23 being approximately 2 miles (Junction 9), and hence the M25 and national motorway network.

DESCRIPTION A self contained, single storey unit under a pitched roof which is suitable for a variety of uses. The property has been fully refurbished throughout.

AMENITIES

- Suspended ceiling with recessed lighting
- Storage heating
- Tea point
- Maximum eaves 4.24m. Clear eaves 3.66m
- Loading door measures 2.07m (wide) x 2.105m (high)
- 2 car parking spaces
- RATESRateable value £2,350.With Small Business Rate Relief the liability is nil.

TENURE A new lease is available for a term to be agreed available from February 2019.

RENT £6,950 per annum exclusive plus VAT.

SERVICE CHARGE There is a service charge for the property, which currently totals approximately £400 (2018 figure).

- **INSURANCE** The insurance premium payable to the landlord for the property is approximately ± 149.64 (2018 figure).
- **LEGAL COSTS** Each party is to be responsible for its own legal costs incurred within the transaction.



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