



Ref 6020

Viewing strictly by appointment
with the sole agents as above

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

TO LET

WORKSHOP

Approx 50 sq m (539 sq ft) GIA



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

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

RATES

Rateable 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

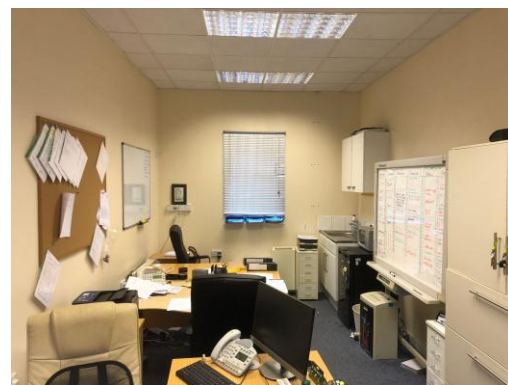
There is a service charge for the property, which currently totals approximately £400 (2018 figure).

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.



Compiled December 2018