



Ref 6022

Viewing strictly by appointment
with the sole agents as above

Unit 9
Gatwick Metro Centre
Balcombe Road
Horley
Surrey
RH6 9GA

TO LET

WAREHOUSE/INDUSTRIAL UNIT

1,850 SQ FT



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

LOCATION

Gatwick Metro Centre is an established estate located off the Balcombe Road. The A23 Brighton Road is approx 0.5 miles with access to J9, M23, approx 1.5 miles, hence the M25 national motorway network. Gatwick Airport is approx 1.5 miles distant. Horley town centre and main line rail station are approx 1 mile.

DESCRIPTION

Unit 9 is an industrial/warehouse unit of steel portal frame construction with facing brick to approx 3m with profile steel sheeting cladding and roof. The ground floor consists of a main warehouse/production area with insulated roller shutter door and fluorescent strip lighting. There is a pedestrian entrance door to the office. The first floor consists of two office areas and a small mezzanine floor. Externally there is private car parking and loading area forecourt.

ACCOMMODATION

	SQ FT
Ground Floor Warehouse (Inc Ground Floor Office)	(358)
First Floor Offices	436
Mezzanine	73
Ancillary	149
Total	1,850

Note: All areas are approximate gross internal, measured in accordance with the RICS Code of Measuring Practice.

AMENITIES

Warehouse

- Three phase and single electricity
- Fluorescent lighting
- Insulated sectional up and over door
- Eaves height 5.74 m (18' 10")

Office

- Air conditioning
- Suspended ceiling
- Fluorescent lighting
- Gas fired central heating

General

- Kitchenette
- WC accommodation
- Private car parking

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£19,950 per annum exclusive. **Please note that VAT is not payable.**

RATES

Rateable value £15,500.
Current rates payable £7,611 (01.04.2019–31.03.2020).

Note: The above rateable value may be subject to transition. For further information contact Reigate & Banstead Borough Council (Business Rates Dept) on 01737 276000.

SERVICE CHARGE

£850 plus VAT.

LEGAL COSTS:

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



Compiled November 2018