



IND / WAREHOUSE TO LET

Unit 1A Gatwick Business Park

Kennel Lane, Hookwood,
Horley, RH6 0AH

INDUSTRIAL, WAREHOUSE TO LET

5,833 sq ft

- To be refurbished
- Day-time caretaker
- Three phase electricity
- Surface level loading
- Lighting
- 4.7m eaves

Unit 1A Gatwick Business Park, Kennel Lane, Hookwood, Horley, RH6 0AH

Summary

Available Size	5,833 sq ft
Rent	£9.50 per sq ft pax plus VAT
Rates Payable	£3.17 per sq ft 01.04.2024 - 31.03.2025
Rateable Value	£37,000
Service Charge	£5,031.16 per annum plus VAT (2024 figure).
Estate Charge	£3,996 per annum plus VAT insurance premium to 31.12.2024.
EPC Rating	B (47)

Location

Gatwick Business Park is located less than 1 mile from the A217 also being 4 miles from the Junction 9 of the M23 and 11 miles from the M25. Gatwick Airport 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 hard-standing yards surrounding the Estate. Unit 1C is of steel frame with external facing brickwork. Externally, there is parking and loading to the front of the unit with additional spaces at the entrance to Units 1 – 8.

Specification

GBP is a self-contained site of 1.1 acres.

Three phase power

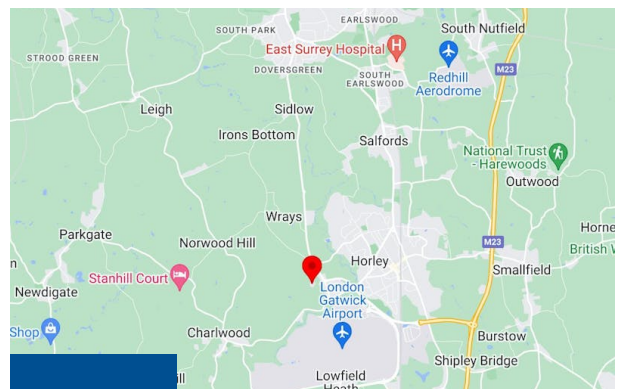
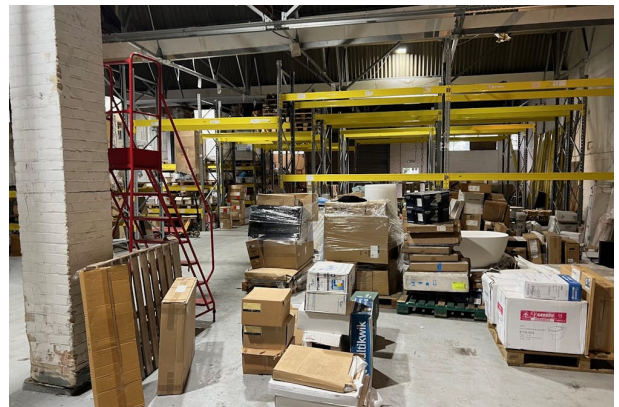
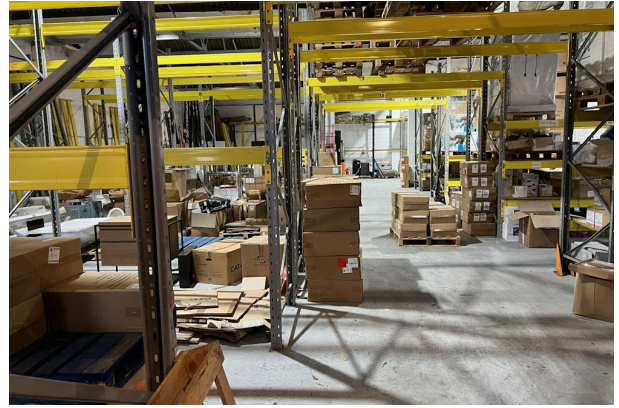
Fluorescent lighting

Electric roller shutter loading door

WC

Terms

A new lease is available for a term to be agreed.



Viewing & Further Information

Harry Deacon-Jackson

07907 483182

hdj@ftdjohns.co.uk

Michael Deacon-Jackson

07939 136 295

mdj@ftdjohns.co.uk

