



Interlet House, Chapel Road, Smallfield, RH6 9NW

For Sale

£550,000



Interlet House

Smallfield RH6 9NW

- Rare opportunity to either rent or purchase a modern self-contained office building in the heart of Smallfield.
- Secure private car park
- Total net internal area of 2,298 sq. ft (214 sq. m)
- Available to purchase or let at a rent/price to be agreed.

Location

Smallfield is located 3 miles to the East of Horley, Interlet House is located in the heart of the village on Chapel Road.

While Smallfield does not have its own railway station, the nearby town of Horley provides direct train services to London, Brighton, and surrounding areas.

The village is well connected by road with easy access to Junction 9 of the M23 which in turn connects to the M25 to the north and Brighton to the south.



Description & Accommodation

The property is arranged over two floors, providing office space on both floors.

The property has the following net internal floor areas:

- Ground Floor: 1,177 sq. ft (109.4 sq. m)
- First Floor Office: 1,121 sq. ft (104.2 sq. m)
- **Total:** **2,298 sq. ft (214 sq. m)**

- Car Park 16 spaces

The property benefits from a suspended ceiling with LED lighting throughout as well as Kitchen & W/C facilities.

Terms

The property is available to purchase at a price of **£550,000**.

Subject to Contract

VAT

The above guide price is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

The premises has an EPC rating of D (85)

Business Rates

The Valuation Office Agency website describes the premises as 'Warehouse & Premises' with a 2023 rateable value of £35,500. The current UBR is 49.9 pence in the £.

Viewings

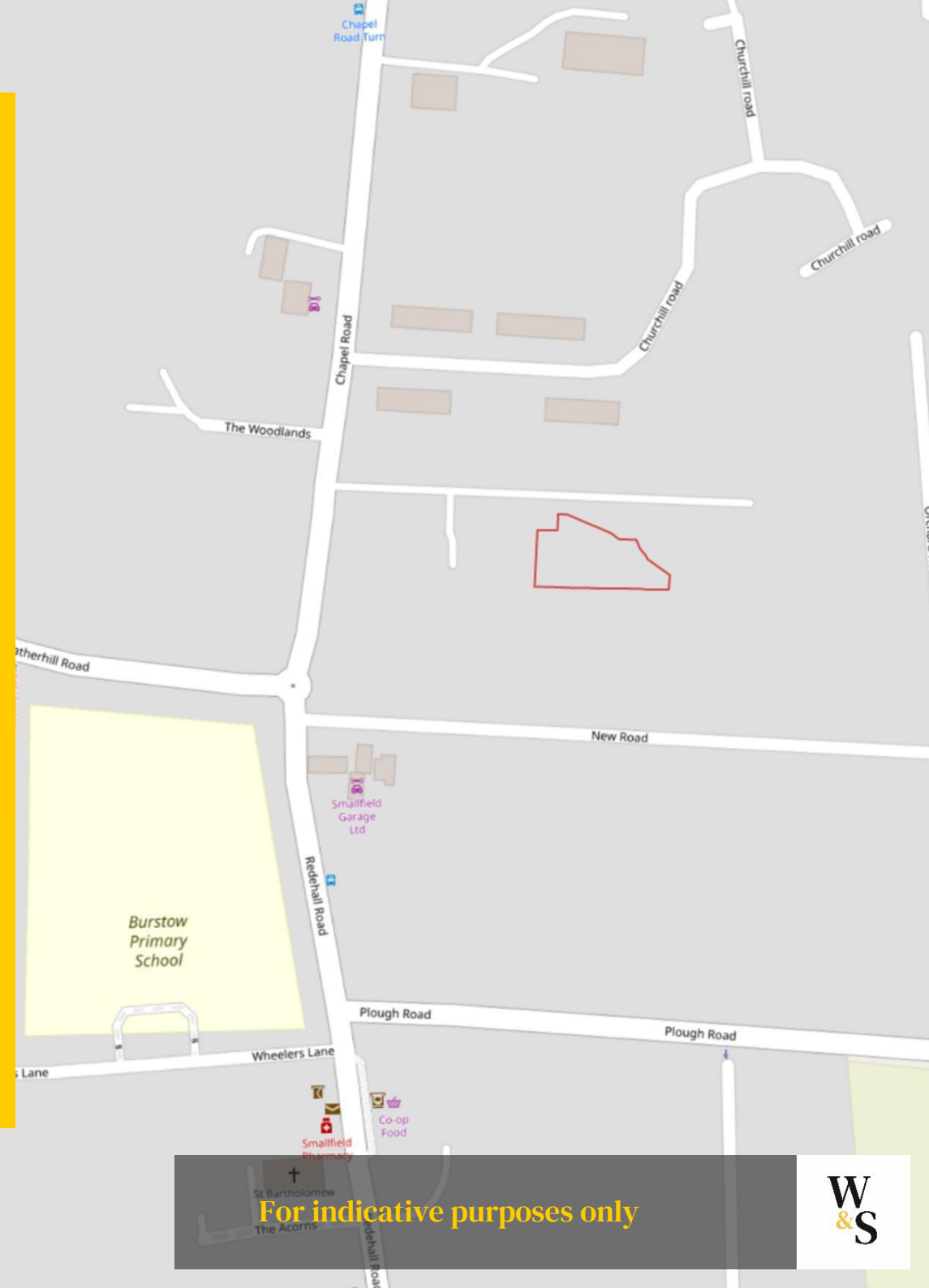
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