

23,000 SQ FT (0.528 ACRES)

OPEN STORAGE LAND TO LET

FAST CONNECTING ROAD LINKS TO THE A22, M23/M25



**YARD ADJOINING WILLETTS COTTAGE
CROYDON BARN LANE
SOUTH GODSTONE, GODSTONE
SURREY RH9 8JP**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The subject site is located on Croydon Barn Lane, between South Godstone and East Grinstead which are located to the north (3.1 miles) and south (4.2 miles) respectively. Junction 10 of the M23 is located approximately 6.6 miles to the southwest – see maps below.

DESCRIPTION

The site comprises an area of open storage land extending to 23,000 sq ft (0.528 acres). The site is being offered with single-phase power and a capped off water supply.

Kindly Note: We have been advised the ground surface will be re-surfaced with road planings.

TERMS

The site is available for rent on a new lease for a term to be agreed. The lease will be contracted outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£57,500 per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be assessed and confirmed.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

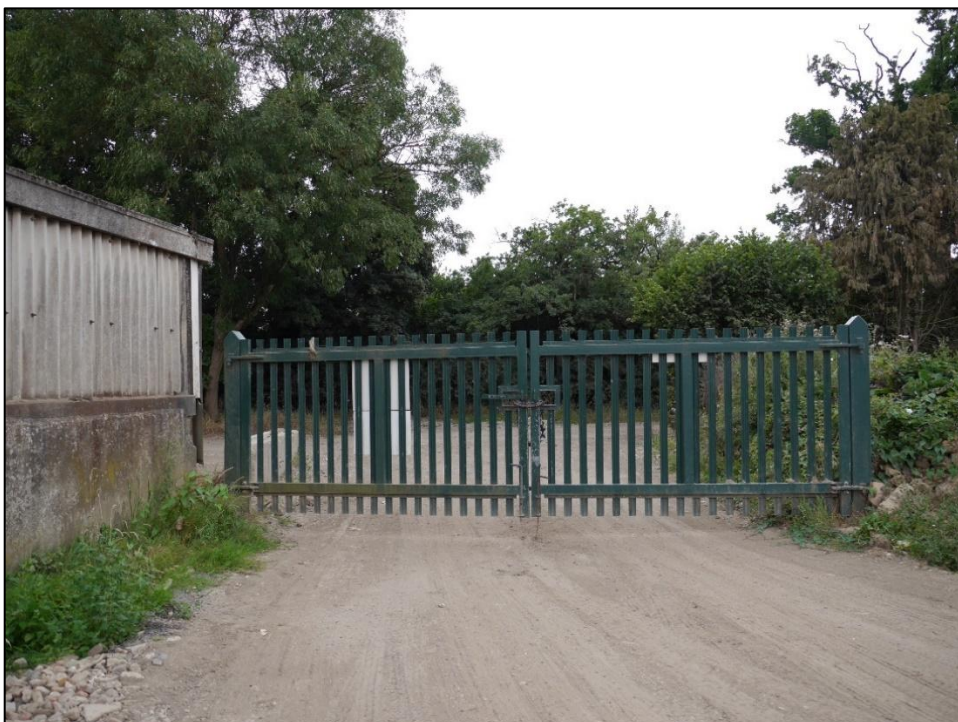
Andrew Algar - Head of Commercial Property

01403 282 519

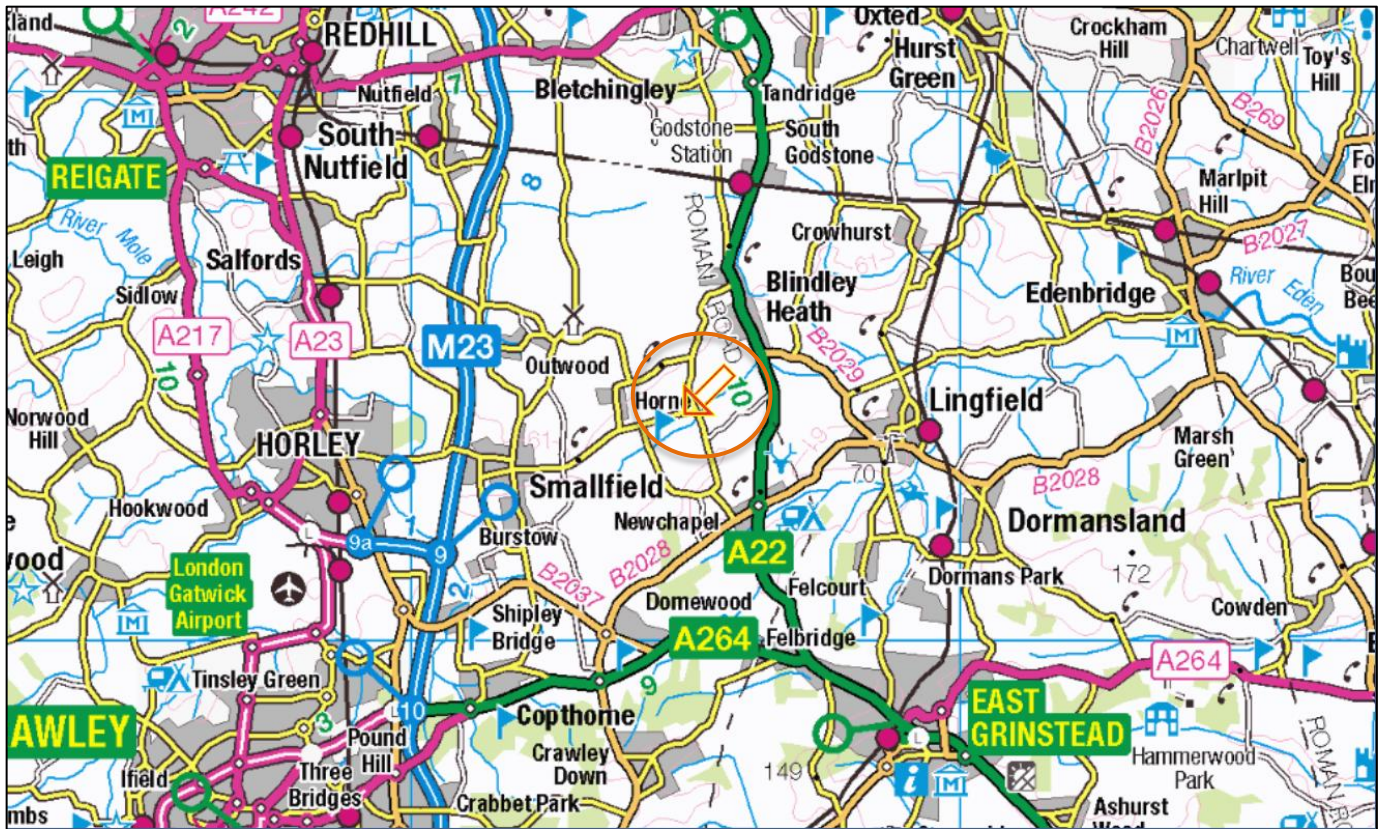
07868 434 449

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SITE ENTRANCE GATES



LOCATION MAPS - NOT TO SCALE



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