

THE OLD WORKSHOP, IVY MILL LANE, GODSTONE SURREY, RH9 8NR



LEASE FOR SALE

PREMISES FOR BUILDING CONTRACTORS OR PLANT HIRE USE

DETACHED WORKSHOP/WAREHOUSE APPROX 993 SQ FT

PLUS OPEN STORAGE AREA TO SIDE OF BUILDING

RENT: £13,500 PER ANNUM EXCLUSIVE

The Old Workshop, Ivy Mill Lane, Godstone

DIRECTIONS

Proceeding eastwards from Reigate and Redhill through Nutfield and Bletchingley on the A25, turn right about $\frac{3}{4}$ mile after Bletchingley Village into Waterhouse Lane, and Ivy Mill Lane is a turning on the right. The entrance to the yard is a short distance on the left after about 200 yards signposted Coppard Plant Hire, Rawstone Hire and Power Platform Services.

LOCATION

Situated off a country lane in a yard just to the south of the A25 between Godstone and Bletchingley, about 4 miles to the east of Redhill town centre and main line station, 8 miles from Gatwick and a little over 1 mile from junction 6 of the M25 to the north of Godstone.

DESCRIPTION

A detached steel frame warehouse/workshop with composite insulated wall panels and roof with 6 sky lights. Built in 2006, the building has eaves height of about 17 ft 5", a roller shutter door, outside light and a separate area at the rear with entrance lobby, kitchen and WC. There is open storage to the side of the building in a corrugated metal lean-to and a forecourt area of about 23ft deep with lorry space alongside blue railings. The premises have the benefit of a three phase electricity supply. The site is very secure and there are separate security gates at the entrance to the yard. The area to be leased is shaded red and green on the plan overleaf.

ACCOMMODATION

All measurements approximate:

Workshop:	18'4" x 48'5"	- 887 sq ft
Lobby, kitchen & WC	6'10" x 15'7"	- <u>106 sq ft</u>

GROSS INTERNAL AREA 993 sq ft (92.25m²)

Open plan front loading area. Scaffold area to side of building about 400 sq ft with light. Two parking spaces opposite the building adjoining Lyn House (shaded green on the plan).

RATING

RV £12,250 UBR 43.2 p in the £ 2026/2027.
Tandridge District Council 01883 722000.

PLANNING

Tandridge District Council granted planning permission under ref TA/2004/1109 and TA/2024/256 for the erection of a single storey store/workshop within class B2 (general industrial).



LEASE TERMS

10 year FRI term from 1st October 2024 with tenant break in April 2029 and rent review in October 2029. Inside the Landlord & Tenant Act 1954.

LEGAL COSTS

Incoming tenant to be responsible for landlords reasonable legal costs in the preparation of a new lease.

RENT

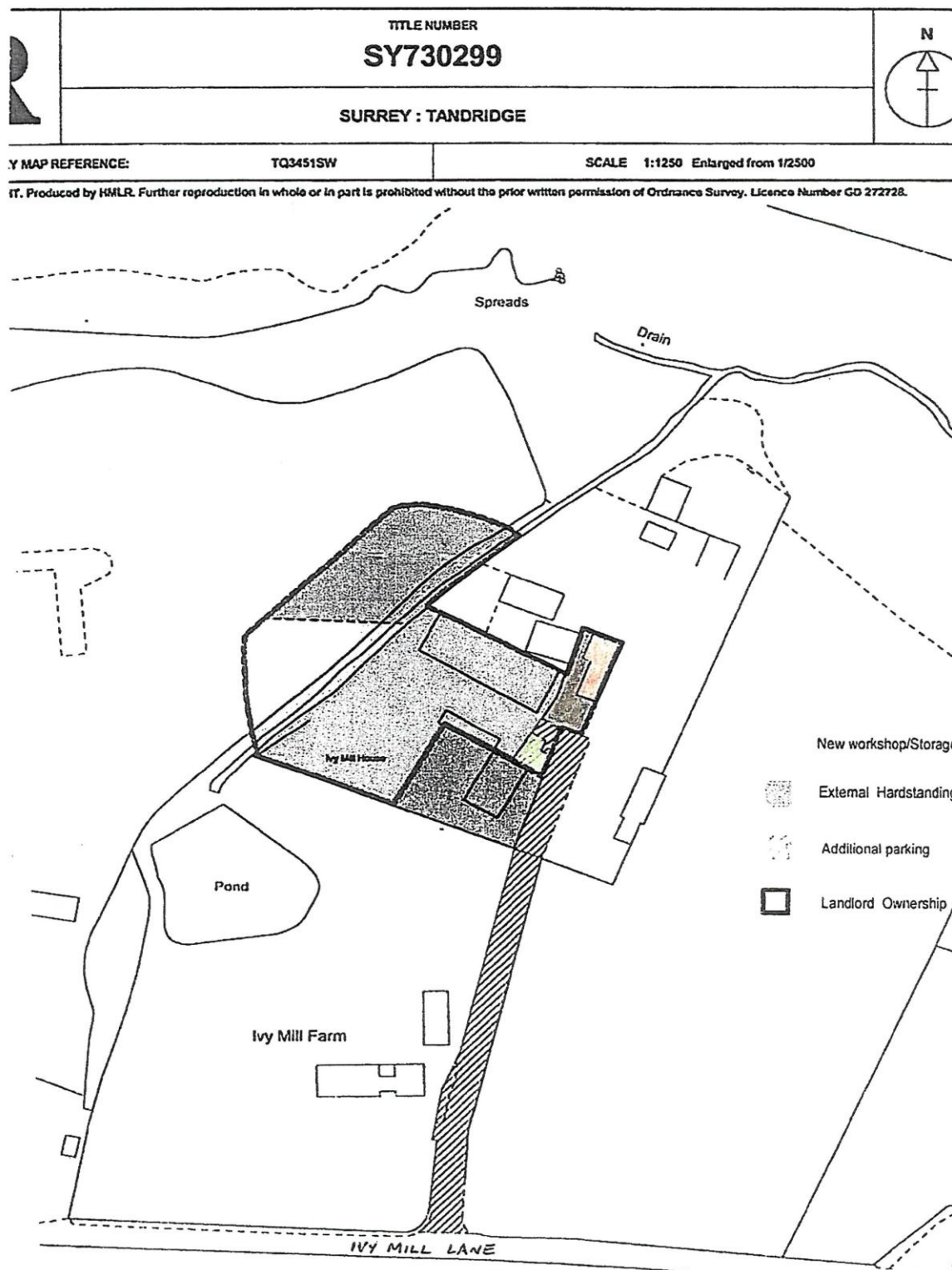
£13,500 per annum exclusive. Nil Premium

VIEWING

By prior appointment with our office. Tel: 01737 245886 (ref MS).



Two separate parking spaces.



Viewing by appointment only. Any mention of appliances or services in these particulars does not imply that they have been tested or are in good condition. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.