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TO LET

SHW

OPEN STORAGE LAND - 6,368 SQ FT (591.61SQ M)
Arches and land Outwood Lane, Chipstead, Surrey, CR5 3NA

**MAKING
PROPERTY
WORK**

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Rent | £20,000 Per annum

LOCATION

Accessed just off Outwood Lane (B2032) on Castle Road, the B2032 connects to the A23 and Brighton Road subsequently adjoining the M23 and M25.

Substitutional, Chipstead train station sits within a mile proximity.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Open Land	5,348	496.85
Land Under Open Arch	720	66.89
Enclosed Arch	300	27.87
Total	6,368	591.61

RATES

To be assessed.

RENT

£20,000 per annum (exclusive).

EPC

This property currently has no EPC.

DESCRIPTION

The site primarily consists of open storage land with potential to create enclosed units using the shell of the archways which would benefit from good clear internal heights.

The site was formerly used as a storage yard for general building goods and motor vehicles which can be accessed via a large double gate to the front of the premises.

AMENITIES

- Gated site
- Potential for industrial storage uses
- Perimeter fencing
- 9.87m arch heights

TENURE

A new full repairing and insuring lease is available on terms to be agreed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 020 8662 2700

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