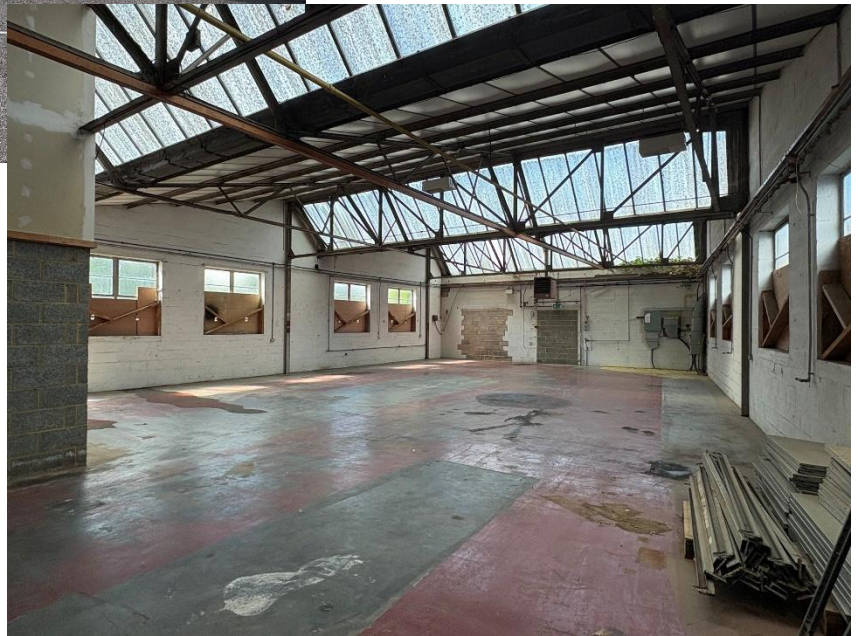


UNIT A, 1-9 STATION ROAD, HORLEY, SURREY RH6 9HW



**SURPLUS WAREHOUSE AND
STORAGE SPACE AVAILABLE**

£51,000 PAX



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Warehouse/stores unit set within a gated secure site to let with parking.
- Approx 4649 SQ FT (431 m²)
- Three phase power
- 11.5 ft loading door access
- Space can be partitioned internally by an occupier as they may wish to configure
- Available for immediate occupation
- Competitive rent levels and flexible terms on an internal repairing basis

T 01737 229200

LOCATION

The premises are within walking distance of Horley town centre which offers shops, restaurants and cafes including Waitrose, Collingwood Batchellor and Costa Coffee. The premises is just half a mile from Horley mainline station which offers links to London, Gatwick and the South coast.

ACCOMMODATION

Unit A is a larger warehouse unit towards the back of the terrace of warehouse units on this site. The owner occupier operates their retail and online business from the front of the site and Unit A is available as it is surplus to their needs. The unit is versatile with loading door access on the flank 10' 8" wide x 11'5" height for ease of access. Three phase power is supplied and recharged via a sub meter, concreted floor and the incoming Tenant can partition as they may need. There is access to welfare kitchen and WC's adjoining share with other occupants on the site by way of a small service charge. Note: there is a ceiling beam at 12'1" height although either side of this there is greater height to the apex. Unit A benefits from four car parking spaces within the front car park. **Please note: HGV access to the loading door is limited due to the width of access down the flank side of the building.**

RENT

£51,000 pax based off £11 psf exclusive plus VAT on an internal repairing and insuring basis which includes the Landlord currently being liable for the roof.

VAT

We are advised that the premises are not elected for VAT.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

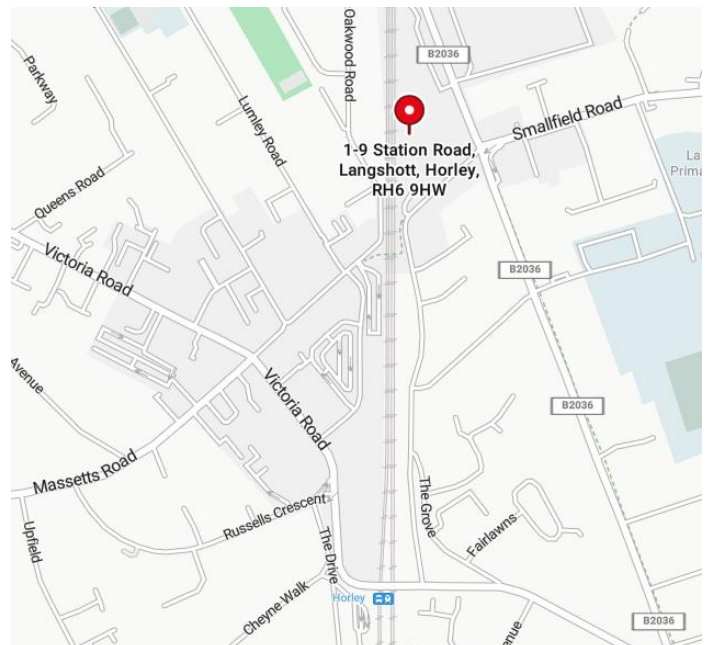
Tenants will be responsible for their own business rates for Unit A which is being reassessed due to this section having formed part of the whole to date. Rateable values can be found on the VOA website.

EPC

A new EPC has been commissioned.

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01737 229200





T 01737 229200

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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