

850 SQ FT (79 SQ M)
STORAGE UNIT TO LET ON FLEXIBLE TERMS
FAST CONNECTING ROAD LINKS TO THE M23/M25



THE MILKING PARLOUR, CHARLWOOD PLACE
NORWOOD HILL ROAD
CHARLWOOD
SURREY
RH6 0EB

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

LOCATION

Charlwood Place is a rural business park, located to the immediate north of Charlwood Village. The towns of Horley (3.7 miles) and Crawley (5 miles) are located to the east and south respectively. Junction 9 of the M23 is located 5.7 miles to the east.

Major Road Link Connections	Distances in Miles
M23	5.7 miles to the east
A24	6.1 miles to the west
M25 via the M23	12.5 miles to the north
A272 via the M23 / A23	13.9 miles to the south

ACCOMMODATION

Gross Internal Area 850 sq ft (79 sq m)

Please Note, our client will not consider noisy workshop uses, such as joinery, engineering and metal work fabricators. The property is accessed through two timber-framed double doors, the property benefits from 240v power sockets and lighting, and a small high level storage area. There is a communal WC available within the estate.

We understand BT fibre optic broadband is available, subject to the usual tariffs. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

TERMS

The unit is available for rent upon a simple licence agreement for a term of 12 months (longer terms available). The agreement is written for easy reading and quick occupation. A rental deposit equivalent to one month's rent will be required.

RENT

£7,000 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The unit has yet to be assessed by the Valuation Office Agency but in our considered opinion, the Rateable Value is likely to be set below £12,000. There is currently a 100% Small Business Rates Relief available on properties with a Rateable Value less than £12,000, subject to company status.

ENERGY PERFORMANCE RATING

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

VIEWING ARRANGEMENTS

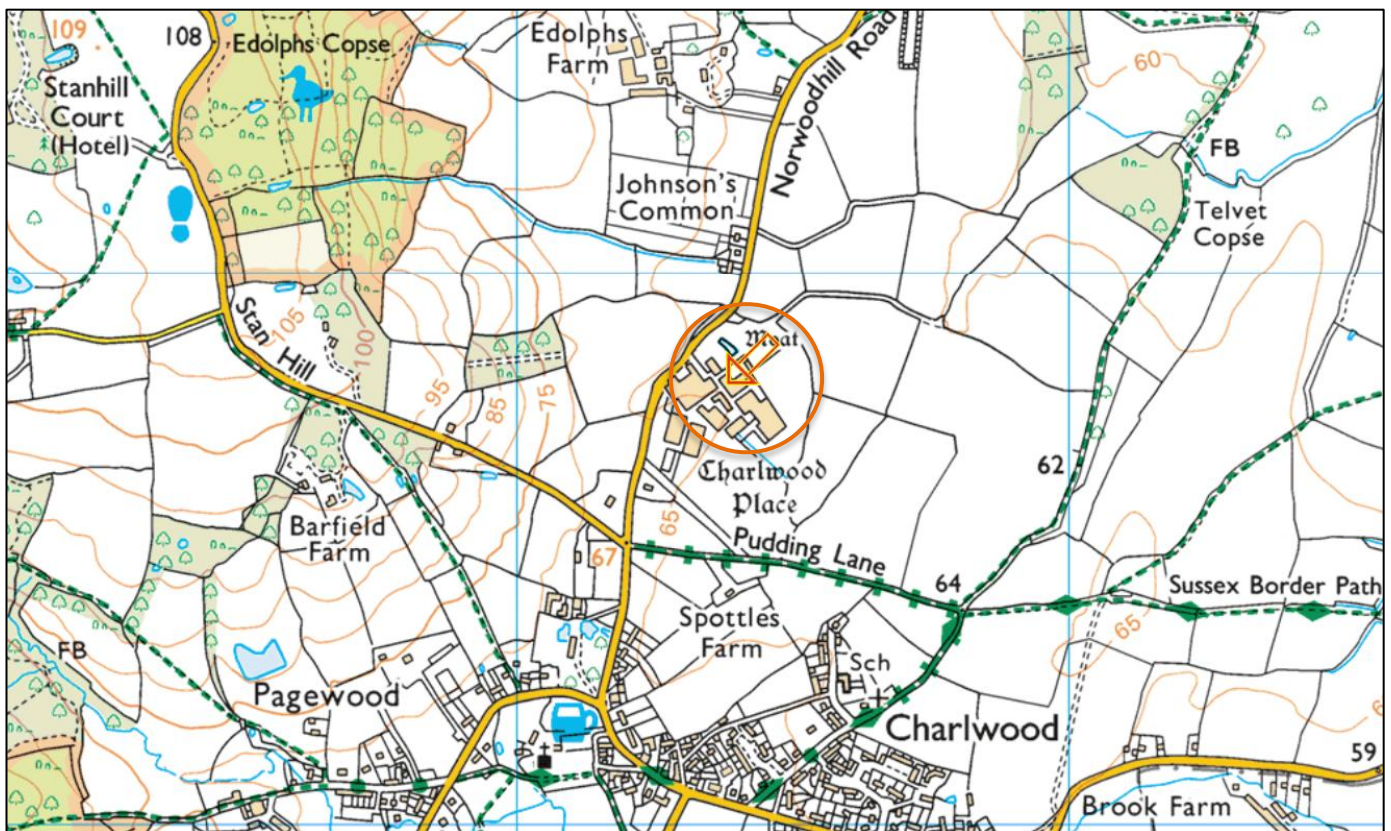
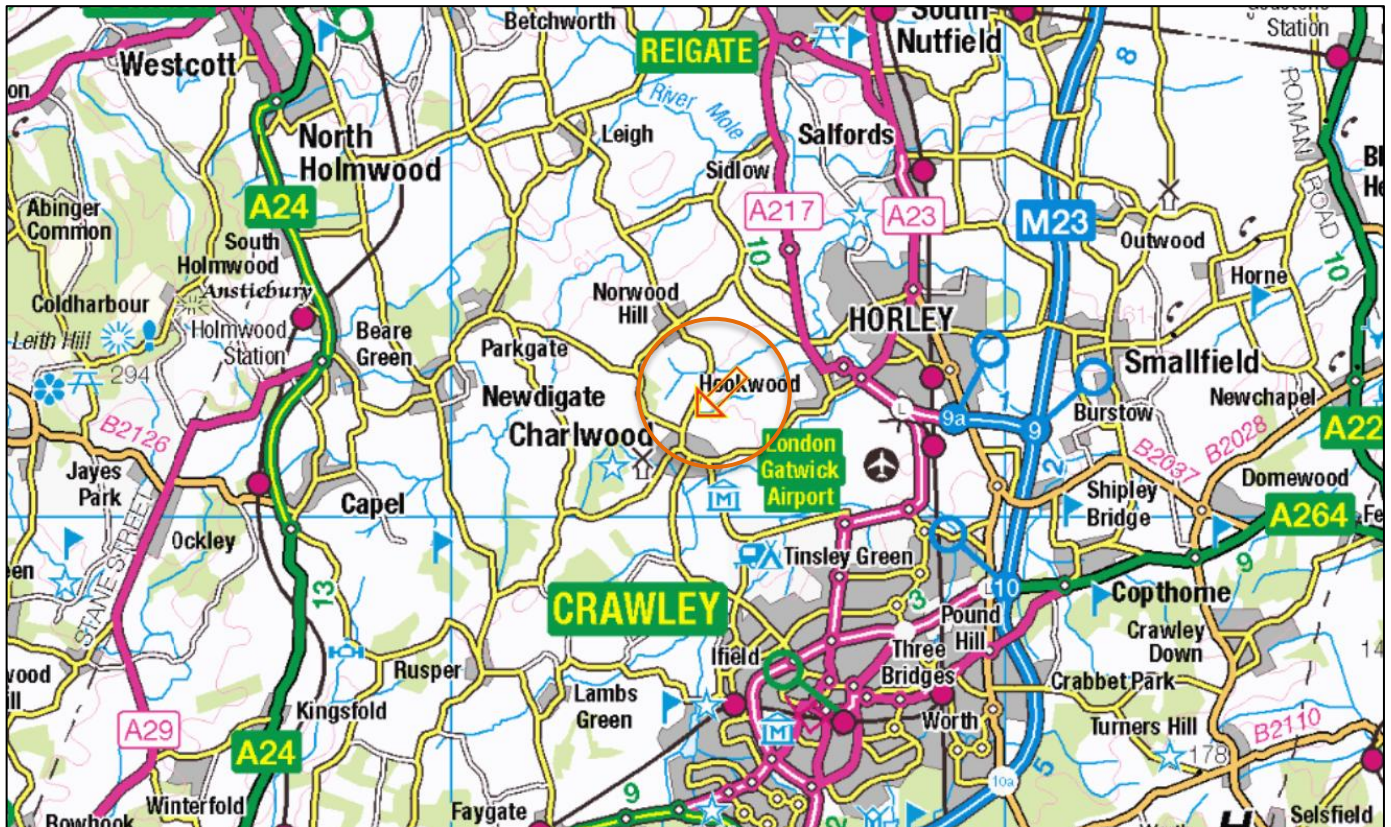
Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS – NOT TO SCALE



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