



Unit 3B Gatwick Metro Centre

Balcombe Road, Horley, RH6 9GA

**Two storey business unit
with parking**

4,552 sq ft
(422.89 sq m)

- Rarely available freehold
- Opportunity for refurbishment
- Well established Business Estate in accessible location

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Summary

Available Size	4,552 sq ft
Price	Offers in the region of £795,000
Rates Payable	£35,280 per annum Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigatebanstead.gov.uk
Rateable Value	£73,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	There is an Estate charge - full information on request.
EPC Rating	C (63)

Description

Unit 3B Metro Centre comprises a two storey business unit primarily arranged as offices on both levels. There is a loading door to the rear providing internal access to a small storage area. The unit benefits from around 9 car spaces plus the loading bay. The unit requires some redecoration. The unit requires some redecoration and repair.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Location

The property is situated within a multi-occupied well established Business Estate of around 24 units. Located just off the Balcombe Road and a short walk from the town centre and mainline railway station.

London Gatwick Airport is just 2 miles to the south, along with J9 of M23 providing swift access to the M25.

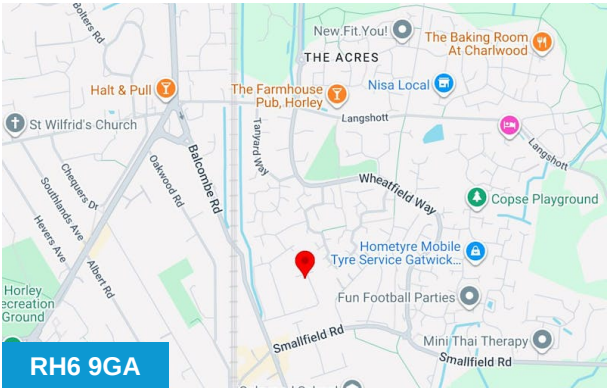
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Accommodation

Floor/Unit	sq ft	sq m
Ground	2,276	211.45
1st	2,276	211.45
Total	4,552	422.90

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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