

**TO LET**

**RURAL COMMERCIAL SITE  
APPROX 1.67 ACRES  
COMPRISING WORKSHOP/STORAGE/OFFICE  
& YARD ACCOMMODATION**

Burleys Corner, Moorhurst Lane, South Holmwood, RH5 4LJ



## Summary

<b>Available Size</b>	11,341 sq ft
<b>Rent</b>	£75,000 per annum exclusive
<b>Business Rates</b>	Rateable Value of £34,500 with a UBR of 43.2 p in £
<b>Service Charge</b>	There shall be a modest service charge to reflect the cost of upkeep and maintenance of the common parts of the site to include gardening
<b>EPC Rating</b>	D (85)

## Location

Burleys Corner is set in a rural location on the edge of South Holmwood village, with easy access to the A24 leading north to Dorking in approximately 5 miles, and south toward Horsham in approximately 11 miles.

## Description

The site, which was previously occupied by a landscape gardening company, is currently divided into two sections, with the southern section comprising a mix of workshop/storage buildings and the northern section comprising a large detached office and considerable garden, external storage and parking areas.

## Accommodation

The site comprises approximately 1.67 acres with the following approximate floor areas:

Description	sq ft	sq m
Unit 1 - Industrial/Storage	2,861	265.80
Units 2 B & C - Storage	1,322	122.82
Unit 3 - Office/Storage & Yard	5,070	471.02
Unit 4 - Studio/Storage	194	18.02
Unit 5 - Office/Storage	250	23.23
Offices at Burleys Corner	1,644	152.73
<b>Total</b>	<b>11,341</b>	<b>1,053.62</b>

## Lease

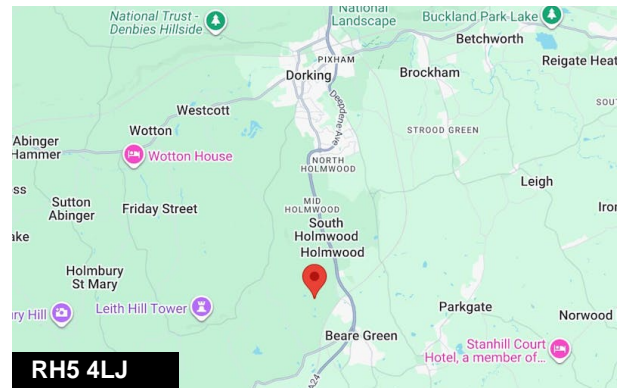
A new lease is available on terms to be agreed.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Daniel Lascelles**

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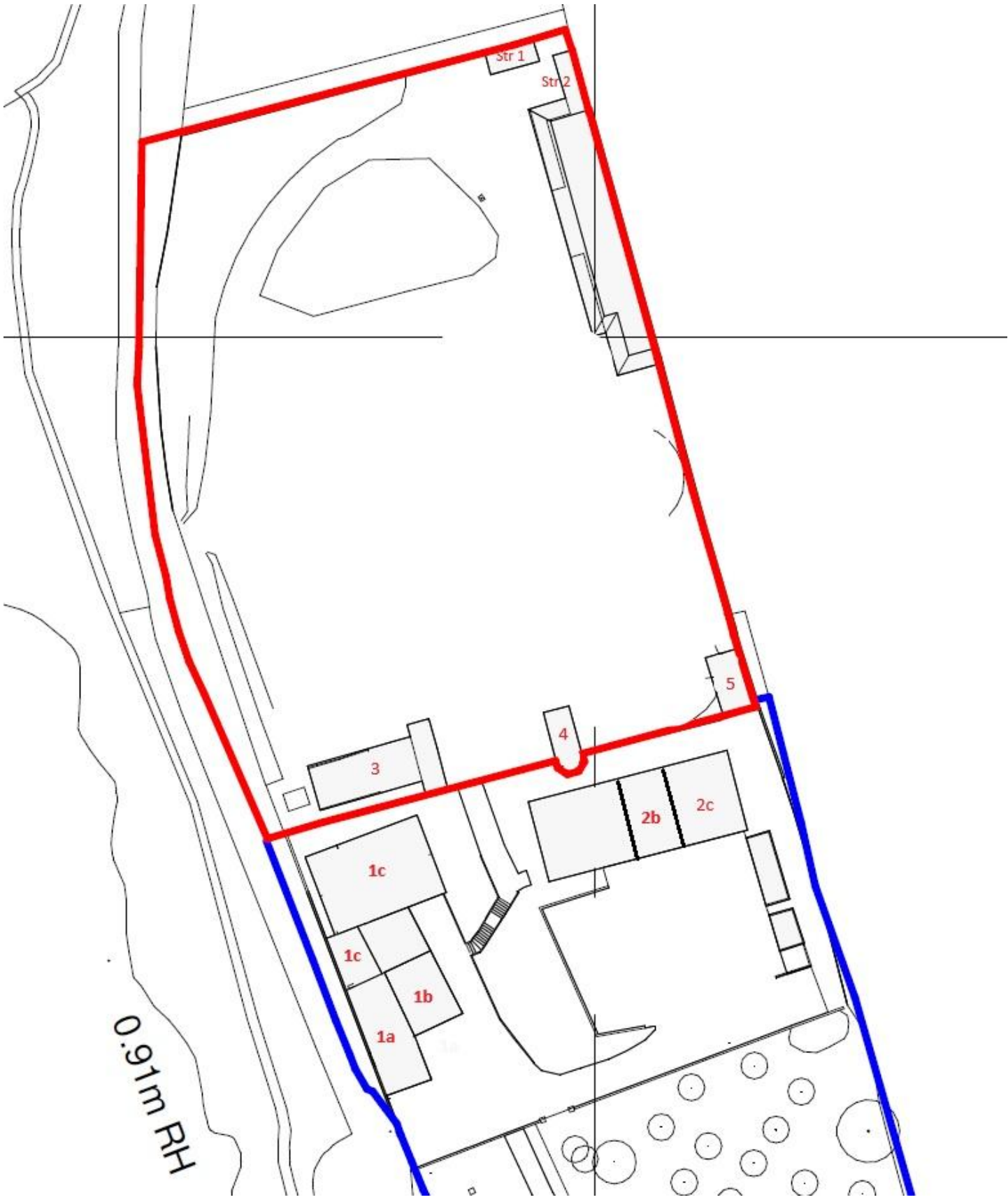


**Jonathan Mack**

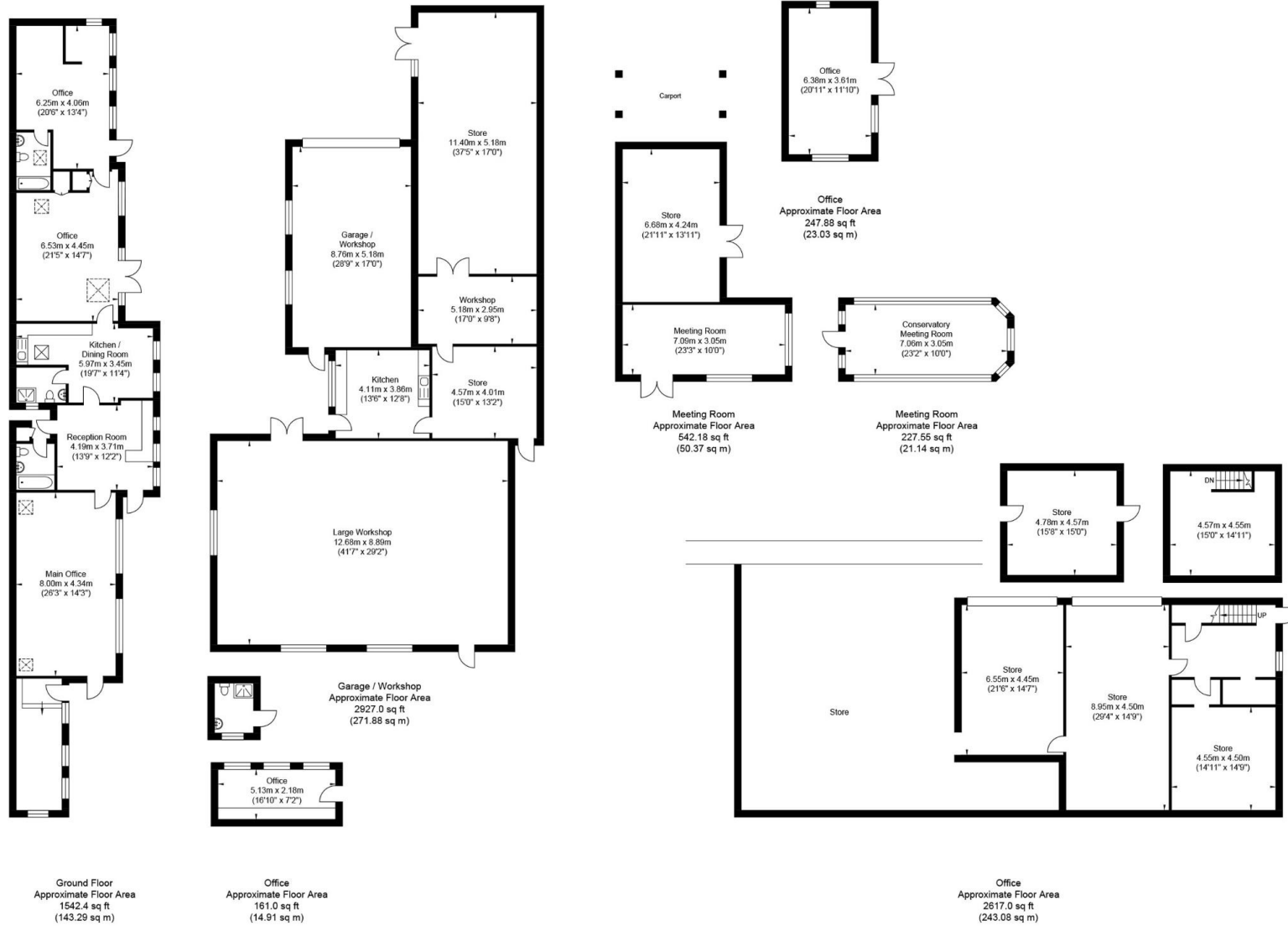
01403 756510 | 07557 562699  
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More details @ [crickmay.co.uk](http://crickmay.co.uk)





# Moorhurst Lane



Approximate Gross Internal Area (Excluding Carport) = 767.7 sq m / 8265.0 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.