

TO LET

**STORAGE ACCOMMODATION
FROM 40.04 - 122.82 SQ M (431 - 1,322 SQ FT)**

Units 2 B & C Burleys Corner, Moorhurst Lane, South
Holmwood, RH5 4LJ



Summary

Available Size	431 to 1,322 sq ft
Rent	£13,000 per annum exclusive if taken as a whole
Business Rates	The premises are currently rated as part of a larger assessment. Details on application
Service Charge	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
EPC Rating	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 premises comprise a basic storage unit, with two adjoining open-sided storage bays, one of which presently also has a storage mezzanine area. It is possible for roller shutter doors to be added to the open-sided bays, along with the removal of the storage mezzanine, if required.

The premises can be taken as a whole or in up to three parts from 431-1,322 sq ft.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
From	431	40.04
To	1,322	122.82

Lease

A new lease(s) is available on terms to be agreed.

Utilities

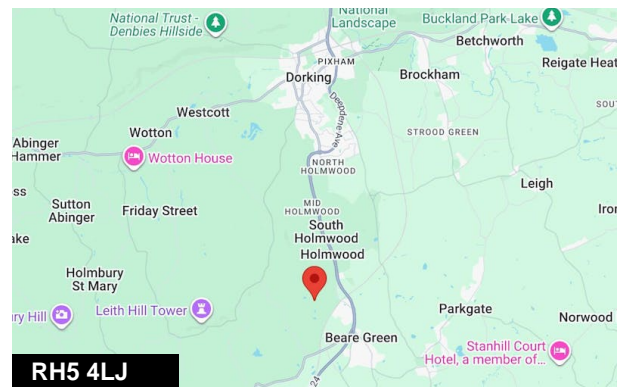
Electricity consumption shall be sub-metered and recharged back to the tenant(s), based upon their consumption.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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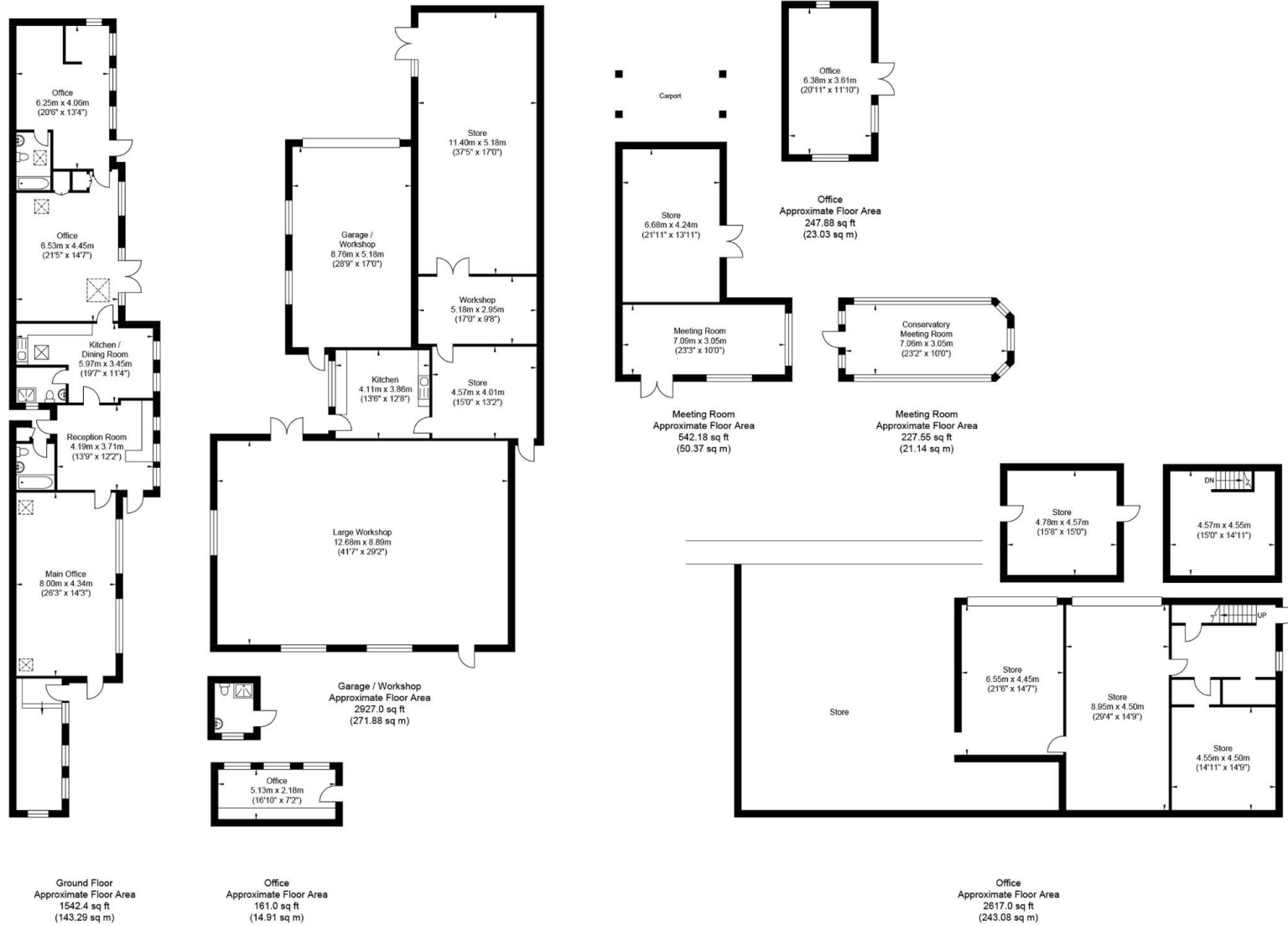


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Moorhurst Lane



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.