



## Compound M, Lambs Business Park

Terracotta Road, Godstone, RH9 8LJ

**Self-contained compound /  
yard close to A22 and M25  
on a site of 0.65 acres.**

**28,470 sq ft**  
(2,644.95 sq m)

- Easy access to M25 and A22
- Mains power
- Sewerage
- Yard lighting
- Self-contained building with office, WC and kitchen

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 28,470 sq ft  |
| <b>Rent</b>           | £150,000 per annum  |
| <b>Business Rates</b> | Interested parties should make their own enquiries with the local authority |
| <b>Service Charge</b> | A service charge of 10% of the annual rent will be charged annually         |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | Upon enquiry  |

## Description

A self-contained yard of approx. 0.65 acres located 2 miles from Junction 6 of the M25. Part concreted and part compacted Grade 1 sub-base. The yard is gated and has a self-contained brick built building with office, WC and kitchen area.

## Location

The premises are situated on the Lambs Business Park which is accessed off Tilburstow Hill Road which connects with the A22 Eastbourne Road to the south and the B2236 to the north which in turn connects with the A25. Junction 6 of the M25 is approximately 3 miles to the north providing access to the national motorway network.

## Terms

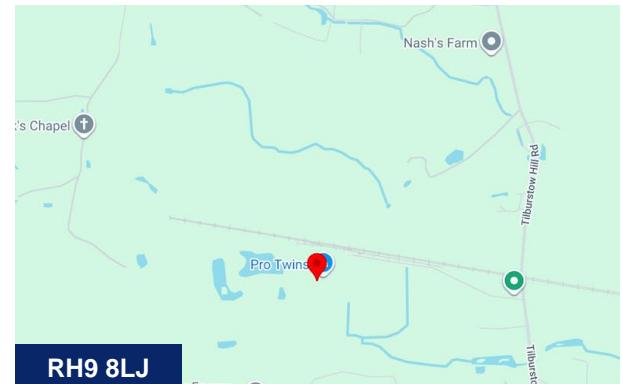
The property is available on a new lease direct from the landlord on terms to be agreed.

## Hours of Use Restriction

There are Hours of Use restrictions across the whole park as follows:

Monday to Friday 06:00 to 22:00

Saturday 06:00 to 13:00



## Viewing & Further Information



**Robert Bradley-Smith**

07469 854799

Robert.Bradley-Smith@Ryan.com