

TO LET

**STUDIO/STORAGE ACCOMMODATION**  
**18.02 SQ M (194 SQ FT)**

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



## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 194 sq ft   |
| <b>Rent</b>           | £2,500 per annum exclusive  |
| <b>Business Rates</b> | The premises are currently rated as part of a larger assessment. Details on application   |
| <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 premises comprise a small-detached character studio/storage area.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

| Description | sq ft | sq m  |
|-------------|-------|-------|
| Total       | 194   | 18.02 |

## Lease

A new lease is available on terms to be agreed.

## Utilities

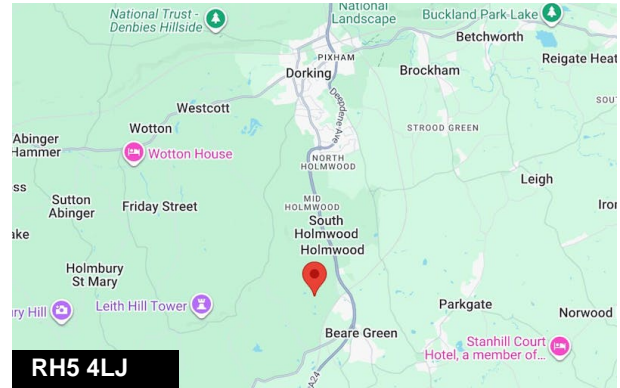
Electricity consumption shall be sub-metered and recharged back to the tenant, based upon their consumption.

## 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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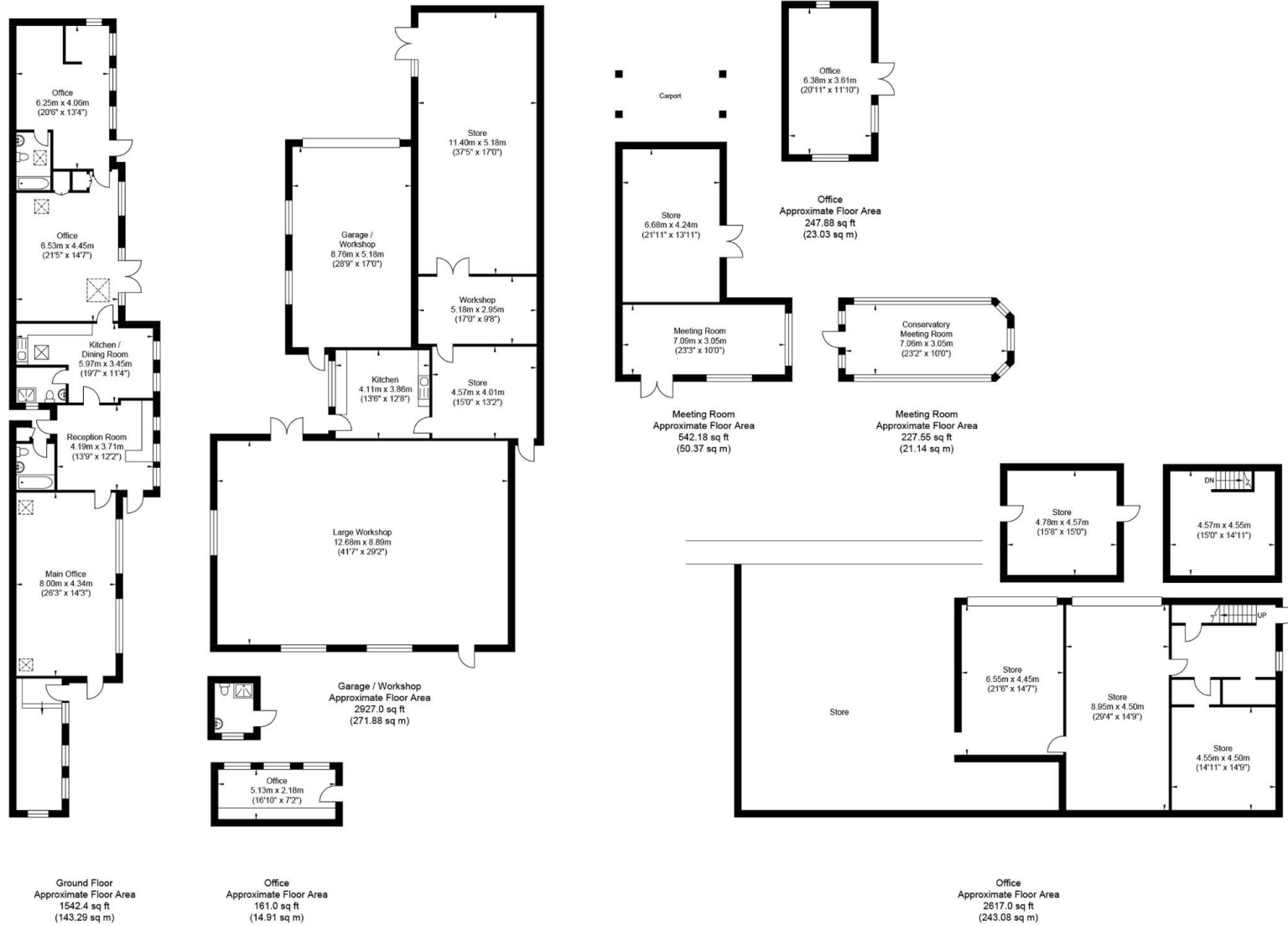


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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)

# 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.