

**TO LET**

**OFFICE ACCOMMODATION  
152.74 SQ M (1,644 SQ FT)**

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



## Summary

<b>Available Size</b>	1,644 sq ft
<b>Rent</b>	£18,250 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 character office accommodation across two main rooms, with a central kitchen area and WC. Amenities include excellent natural light, spot lighting, electric heating, laminate flooring, fitted kitchen area, ample parking.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Main Office	1,370	127.28
Office/Store 1	134	12.45
Office/Store 2	140	13.01
<b>Total</b>	<b>1,644</b>	<b>152.74</b>

## Lease

A new lease is available on terms to be agreed.

## VAT

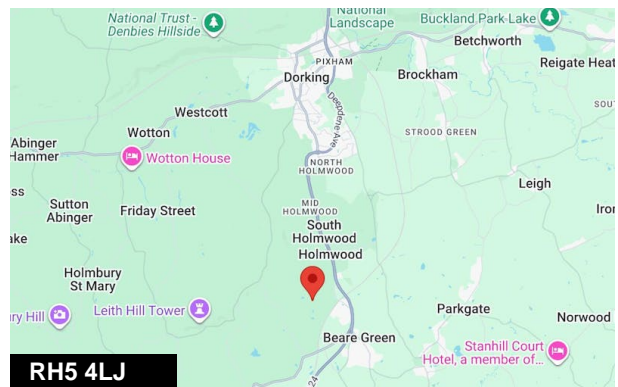
VAT may be applicable on the terms quoted.

## Utilities

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

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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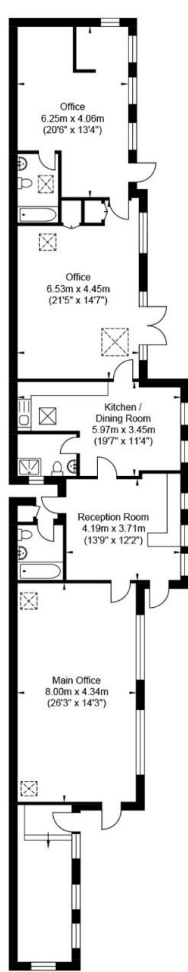
**Jonathan Mack**

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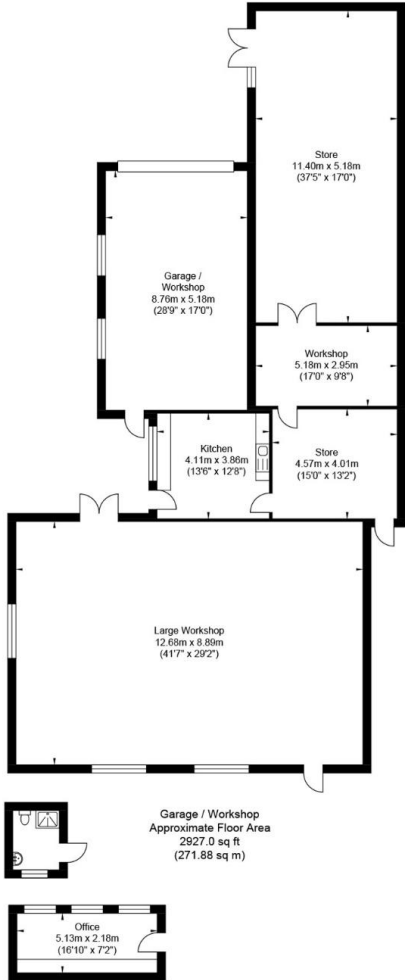
[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



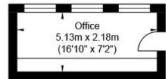
# Moorhurst Lane



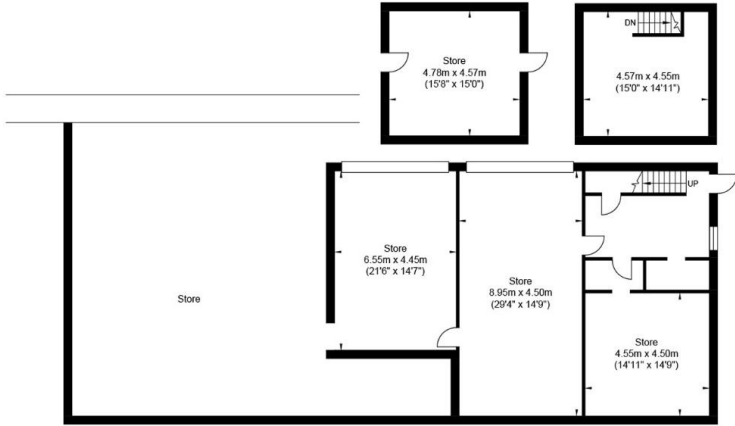
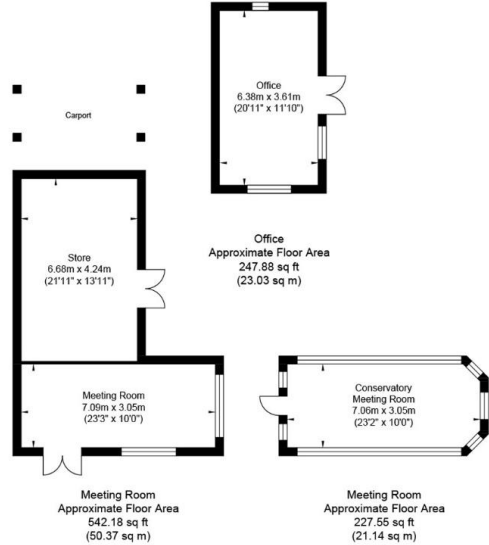
Ground Floor  
Approximate Floor Area  
1542.4 sq ft  
(143.29 sq m)



Garage / Workshop  
Approximate Floor Area  
2927.0 sq ft  
(271.88 sq m)



Office  
Approximate Floor Area  
161.0 sq ft  
(14.91 sq m)



Office  
Approximate Floor Area  
2617.0 sq ft  
(243.08 sq m)

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.