



YARD AT SHIPLEY BRIDGE, HORLEY, RH6 9TE

INDUSTRIAL/LOGISTICS TO LET

29,196 SQ FT (2,712.40 SQ M)



Summary

Open Industrial Storage Yard To Let - Available On A New Lease

Available Size	29,196 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- Hard-standing land
- 24 hour access
- Power and water can be installed if required
- Secure site
- Close proximity to the M23
- Total gross external area of 29,196 sq.ft (0.67 acres)



Location



**Yard at Shipley Bridge,
Antlands Lane, Horley, RH6
9TE**

Shipley Bridge is located south of the village of Burstow and offers good road connections, with junction 10 of the M23 being approximately 2.3 miles distant to the south. The closest town is Horley, with a mixture of independent and national retailers and restaurants. Horley Mainline Train Station is located approximately 2.6 miles distant and offers direct services to London and the South Coast. Gatwick Airport is located circa 4.8 miles distant to the west.





Further Details

Description

The property comprises an open storage yard extending to approximately 29,196 sq.ft (0.67 acres), available for immediate occupation. The site benefits from power and water connections, if required, and is fully secure with 24-hour access. Situated at Shipley Bridge, just south of the village of Burstow, the site offers excellent road connectivity with Junction 10 of the M23 located approximately 2.3 miles to the south. The nearby town of Horley, approximately 2.6 miles away, provides a range of amenities including independent and national retailers, restaurants, and Horley Mainline Train Station, which offers direct services to London and the South Coast. Gatwick Airport lies approximately 4.8 miles to the west, further enhancing the site’s strategic location.

Accommodation

The accommodation comprises the following areas:

Description	Size
Yard At Shipley Bridge	0.67 Acres

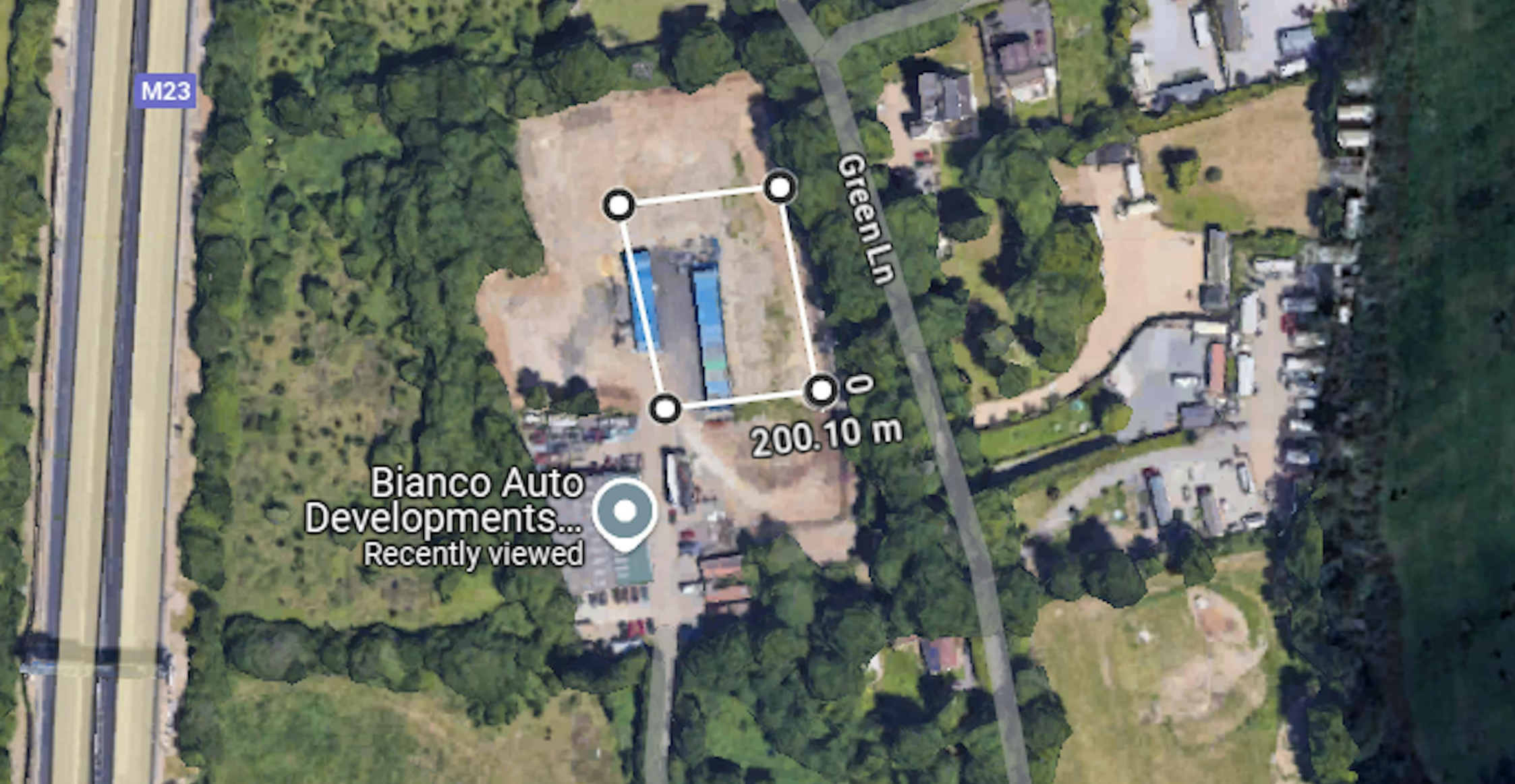
Viewings

Viewings and on-site inspections are to be arranged via contacting sole agents only.

Terms

The site is available by way of a new lease with terms to be negotiated and agreed with the landlord.





Enquiries & Viewings



Jake Collins

jcollins@vailwilliams.com

07976256663

01293 612600



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829 861



**Vail
Williams**

[View on our website](#)