

TO LET

**INDUSTRIAL/STORAGE ACCOMMODATION  
FROM 44.97 - 265.80 SQ M (484 - 2,861 SQ FT)**

Unit 1 Burleys Corner, Moorhurst Lane, South Holmwood,  
RH5 4LJ



CRICK  
MAY

## Summary

<b>Available Size</b>	484 to 2,861 sq ft
<b>Rent</b>	£25,000 per annum exclusive if taken as a whole
<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 are currently configured to provide an open plan warehouse /storage building together with two further lower ancillary storage / workshop areas along with an area previously used as an office. There is also an adjoining full height unit, presently fitted with vehicle access ramps. The accommodation is capable of being taken as a whole, or consideration would be given to letting the premises in up to 3 separate parts. The premises benefits from a small external yard / parking area, with additional free-for-all parking nearby.

## Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
From	484	44.97
To	2,861	265.80

## Lease

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

## Utilities

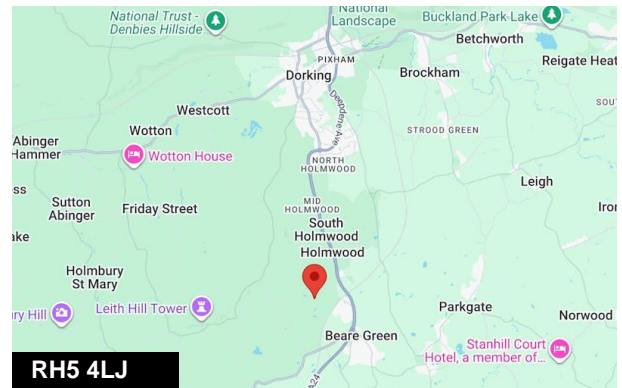
Electricity consumption shall be sub-metered and recharged back to the tenant(s), based upon their consumption.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Daniel Lascelles**

01403 756518 | 07786 298025  
dl@crickmay.co.uk



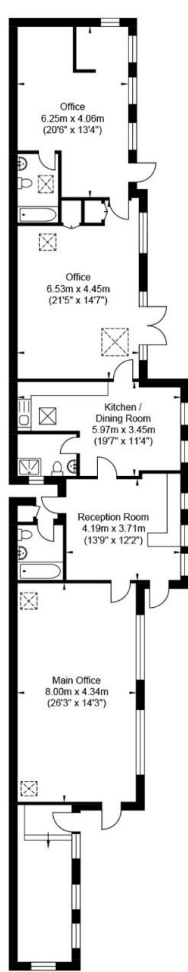
**Jonathan Mack**

01403 756510 | 07557 562699  
jm@crickmay.co.uk

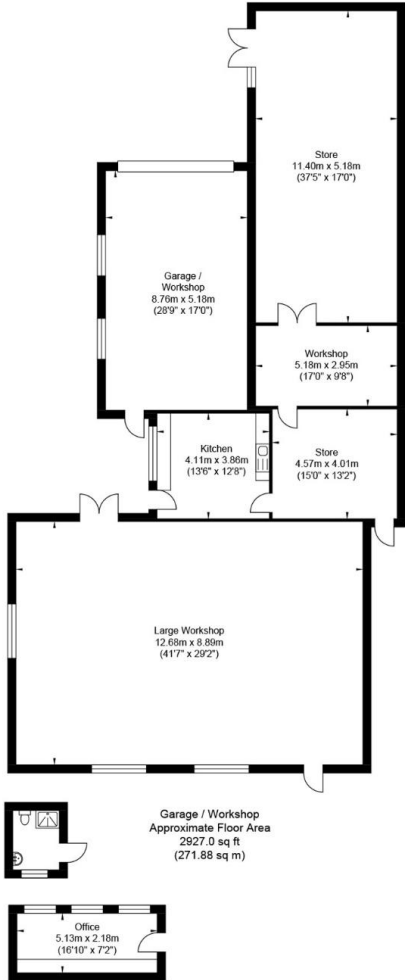
[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



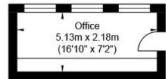
# Moorhurst Lane



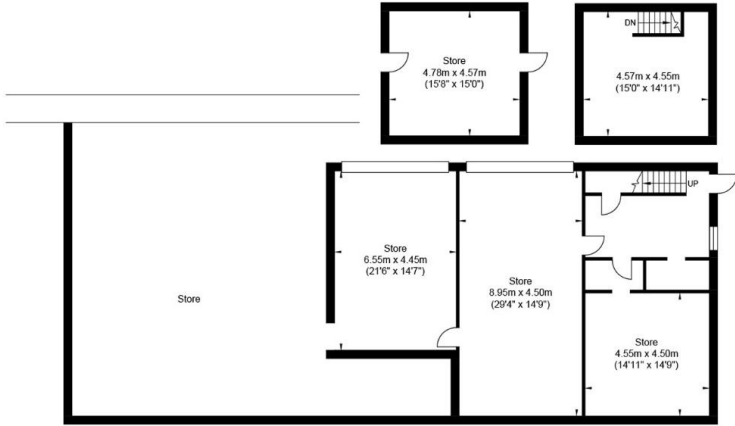
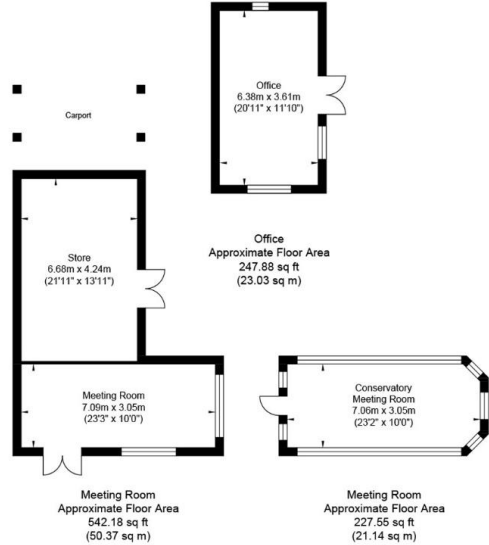
Ground Floor  
Approximate Floor Area  
1542.4 sq ft  
(143.29 sq m)



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.