

TO LET

INDUSTRIAL/WAREHOUSE WITH OFFICES
429.95 SQ M (4,628 SQ FT)

Unit G-H Laundry Way, Capel, RH5 5LG



Summary

Available Size	4,628 sq ft
Rent	£50,000 per annum exclusive
Business Rates	Rateable Value of £49,500 with a UBR of 49.9 p in £
EPC Rating	C (58)

Location

The property is situated within a small industrial estate within the centre of Capel, which is located to the east of the A24 mid way between Horsham and Dorking.

Description

The premises comprise an end of terrace unit providing warehouse / production accommodation at ground floor together with offices over part of the front floor and a small storage mezzanine.

Specification

- Electric roller shutter door
- 3 phase electricity
- Kitchen area
- Male and female WC's
- 4.9m to eaves
- 15 dedicated car parking spaces

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	3,218	298.96
First Floor Offices	980	91.04
Store/Mezzanine	430	39.95
Total	4,628	429.95

Lease

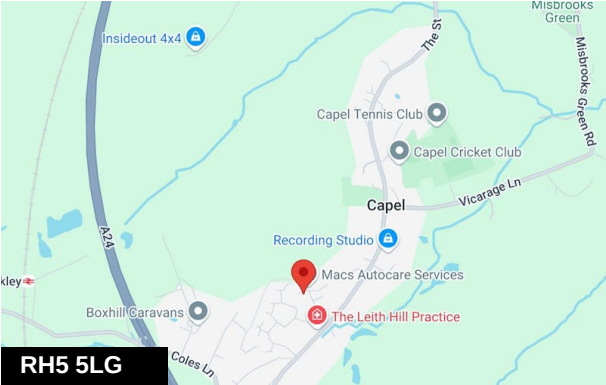
A new full repairing and insuring lease is available upon terms to be agreed.

VAT

VAT is understood not to be applicable upon the terms quoted above.

Legal Costs

Each party is to be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information



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