

TO LET

**OFFICE & STORAGE - 99.40 SQ M (1,070 SQ FT)
WITH YARD APPROX 371.61 SQ M (4,000 SQ FT)**

Unit 3 Burleys Corner, Moorhurst Lane, South Holmwood,
RH5 4LJ



Summary

Available Size	1,070 to 5,070 sq ft
Rent	£12,000 per annum exclusive
Business Rates	The premises are currently rated as part of a larger assessment. Details on application
Service Charge	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
EPC Rating	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 storage area (formerly used as an office), together with attached, covered open-sided storage and a good-sized yard / parking area.

Accommodation

The accommodation comprises the following approximate gross floor areas:

Description	sq ft	sq m
Office	246	22.85
Storage	287	26.66
Covered Storage	537	49.89
Yard/Car Parking	4,000	371.61

Lease

A new lease is available on terms to be agreed.

Electricity

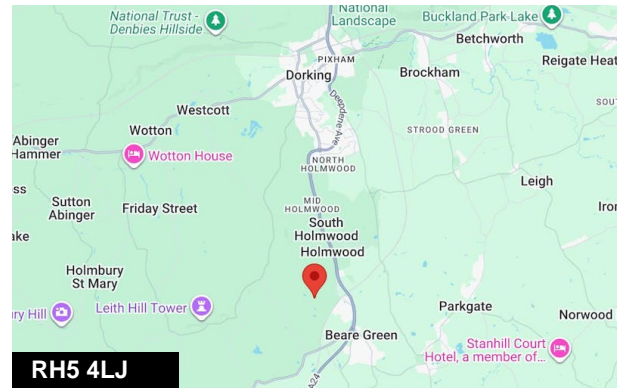
Electricity consumption shall be sub-metered and recharged back to the tenant, based upon their consumption.

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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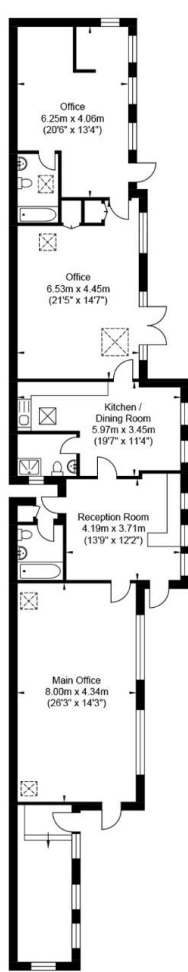
Crickmay Chartered Surveyors

22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | crickmay.co.uk

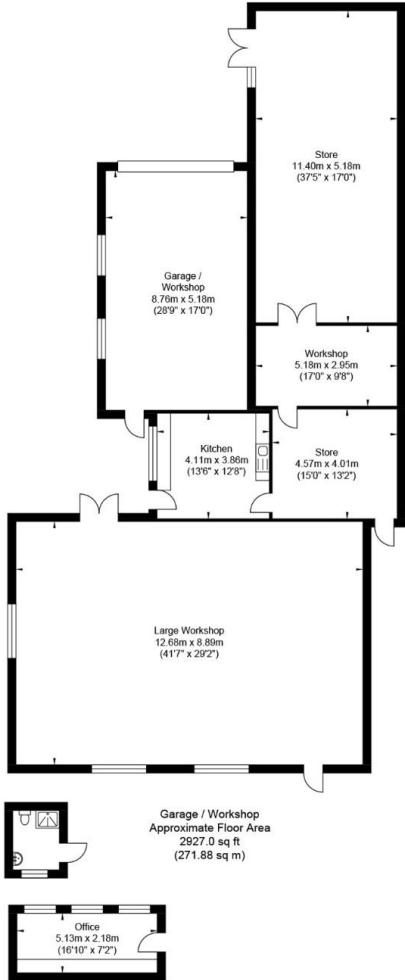
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



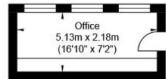
Moorhurst Lane



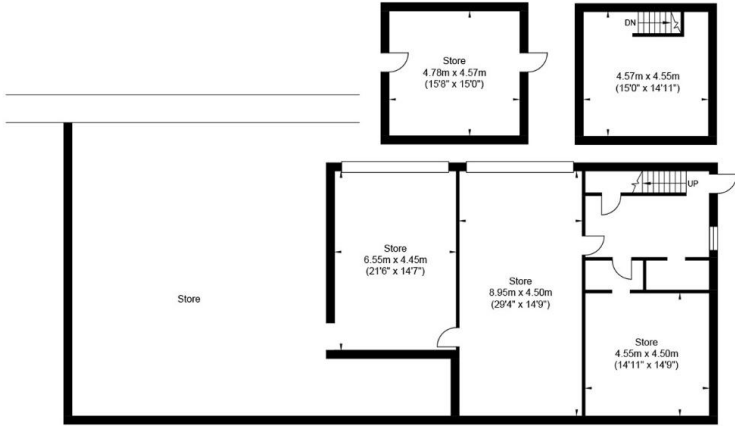
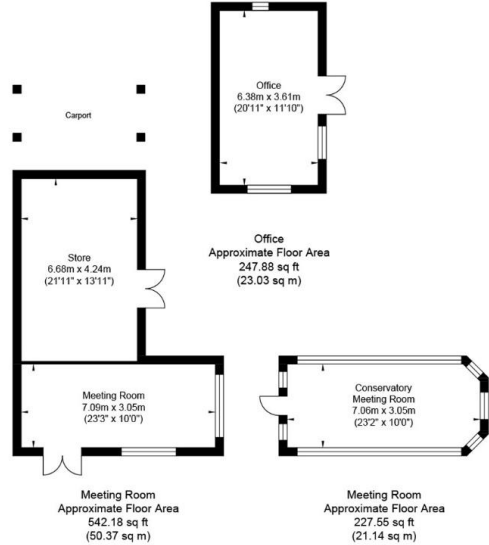
Ground Floor
Approximate Floor Area
1542.4 sq ft
(143.29 sq m)



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.