



Unit 2 Fairlawn Enterprise Park

Bonehurst Road, Salfords, RH1 5GH

Modern warehouse & office with mezzanine and parking

4,639 sq ft
(430.98 sq m)

- Rarely available freehold
- Good road connectivity
- Modern unit
- Electric loading door
- Secure site
- Minimum eaves height 6.24m (not under mezzanine)
- First floor offices
- Mezzanine store

Unit 2 Fairlawn Enterprise Park, Bonehurst Road, Salfords, RH1 5GH

Summary

Available Size	4,639 sq ft
Rent	£62,000 per annum
Price	Offers in the region of £825,000
Rates Payable	£18,587.75 per annum Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigatebanstead.gov.uk
Rateable Value	£37,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	There is an estate service charge – full information on request.
EPC Rating	C (52)

Description

The Fairlawn Enterprise Park was built in 2008 and comprises 14 modern industrial warehouse units. Unit 2 is a mid terrace property arranged as ground floor industrial/warehousing with 2x WC's and kitchenette area, first floor offices and a rear mezzanine store. There are 5 car spaces and a loading bay demised to the unit and some communal parking elsewhere on a first come first served basis. There is single phase power and capped off gas which can be connected if required.

Location

The Fairlawn Enterprise Park is a modern estate situated on the A23 at Salfords, positioned just to the rear of the Vines BMW / Mini showroom. The location provides excellent transport links south to London Gatwick Airport, Crawley and the M23, or north to Redhill, Reigate and the southern M25 network.

For exact location use [what3words/// relax.mass.spite](https://www.what3words.com/relax.mass.spite)

Accommodation

The unit has the approximate gross internal areas as follows:

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	3,189	296.27
1st	Office	679	63.08
Mezzanine	Industrial	688	63.92
Total		4,556	423.27

Terms

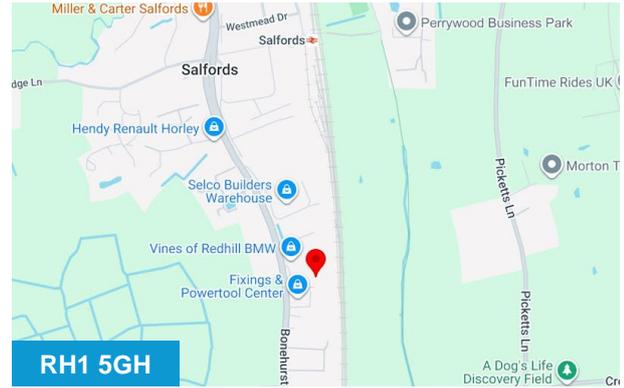
Available for sale freehold with vacant possession or alternatively to let on a new lease for a term to be agreed.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



Stephen Oliver

01293 401040 | 07786 577323

oliver@graves-jenkins.com



David Bessant

01293 401040 | 07767 422530

bessant@gravesjenkins.com





