



## Unit 5 Gatwick Metro Centre

Balcombe Road, Horley, RH6 9GA

### Two storey business unit with parking

**2,365 sq ft**  
(219.72 sq m)

- Rarely available freehold
- Well established Business Estate of similar units
- Opportunity for refurbishment/re-configuration
- Considered suitable for a variety of uses (STP)

# Unit 5 Gatwick Metro Centre, Balcombe Road, Horley, RH6 9GA

## Summary

<b>Available Size</b>	2,365 sq ft
<b>Price</b>	Offers in excess of £380,000
<b>Rates Payable</b>	£8,358.25 per annum Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or <a href="http://www.reigatebanstead.gov.uk">www.reigatebanstead.gov.uk</a>
<b>Rateable Value</b>	£16,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	There is an Estate charge - full information on request.
<b>EPC Rating</b>	C (55)

## Description

Unit 5 Metro Centre comprises an end of terrace, two storey business unit currently arranged as mainly offices on the first floor (extended retro fitted mezzanine) and stores on the ground floor, created with demountable partitioning.

The unit benefits from a 3-phase electrical supply, gas fired central heating and a sectional up and over loading door. To the front of the property there are 6 marked car parking spaces and there is a loading area in front of the roller shutter door which provides extra parking.

## Location

The property is situated to the rear of Gatwick Metro Centre, a multioccupied, well established Business Estate of around 24 units. Located just off the Balcombe Road and a short walk from the town centre and mainline railway station. London Gatwick Airport is just 2 miles to the south, along with J9 of M23 providing swift access to the M25.

For exact location us [what3words.com](https://what3words.com); [snacks.castle.object](https://snacks.castle.object)

## Accommodation

The accommodation comprises the following areas:

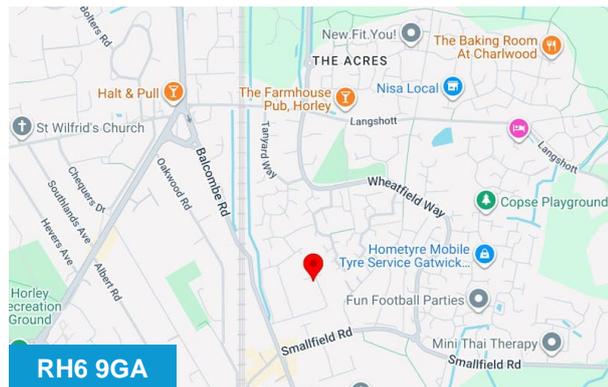
Floor/Unit	Description	sq ft	sq m
Ground	Stores	1,184	110
1st	Offices	1,181	109.72
<b>Total</b>		<b>2,365</b>	<b>219.72</b>

## 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



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