

**UNIT 1, BURNS WAY, HOLMBUSH POTTERIES ESTATE,
FAYGATE RH12 4ST**



**MODERN INDUSTRIAL UNIT
TO LET**

£62,000 PAX



Reigate

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Dorking

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- Versatile unit on a popular Industrial Estate
- Arranged as warehouse 4242 sq ft plus ancillary
- 350kva power supply
- Good road connections to M23/M25 via the A264
- Ample loading and parking for at least 12 cars
- Overall GIA 6158 sq ft (572.15m²)

T 01306 884685

LOCATION

The property is situated at the eastern end of a terrace of similar industrial/warehouse units on the Holmbush Potteries Estate just off the A264 between the town centres of Crawley to the east (approximately 6kms) and Horsham to the west) approximately 5kms). The Estate is accessed from the Kilnwood Vale roundabout and the Kilnwood Vale Park residential development is immediately to the north of the A264.

Road communications to Gatwick Airport are excellent and Junction 11 of the M23 is within 4kms. Faygate railways station is approximately 3kms to the west providing regular and direct rail connections to London Victoria and services to the south coast.

ACCOMMODATION

The premises are currently arranged as main warehouse/workshop space with mezzanine and ancillary accommodation currently providing stores, kitchen/staff mess room and WC's to the ground floor and offices together with further WC's and kitchen on the first floor . This can readily be rearranged to suit an occupiers needs. Access is via a 15' x 15' roller shutter and pedestrian door with loading bay to the front and additional parking for around 12 cars, 350 kva power supply . Note: As the Landlord also owns the adjoining Unit 2 which is let to a separate Tenant the power for Unit 2 runs from Unit 1 supply and billing with Unit 2 then reimbursing their usage from a sub meter located in Unit 2.

The approximate gross internal floor areas, are as follows:

Ground Floor

Warehouse:	3789 sq ft full height plus 453 sq ft restricted height = 4242 (394.13m ²)
Mezzanine:	453 sq ft (42.09m ²)
Ancillary :	758 sq ft (70.43m ²)

First Floor

Offices and ancillary:	705 sq ft (65.50m ²)
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OVERALL GIA 6158 SQ FT (572.15m²)

RENT

£62,000 per annum exclusive.

LEASE TERMS

Available on a new full repairing and insuring lease for a term and rent review pattern to be agreed. There is also a small strip of land to the north boundary (coloured yellow on the plan below) that the Landlord and current Tenant lease from the local authority at a current rent of £800 pa.

AVAILABILITY

Unit 1 is available for occupation from June/July 2023 .

VAT

We are advised that the premises is not elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£34,750 (1 January 2019 to present)
Uniform Business Rate	£0.49.1

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is being commissioned.

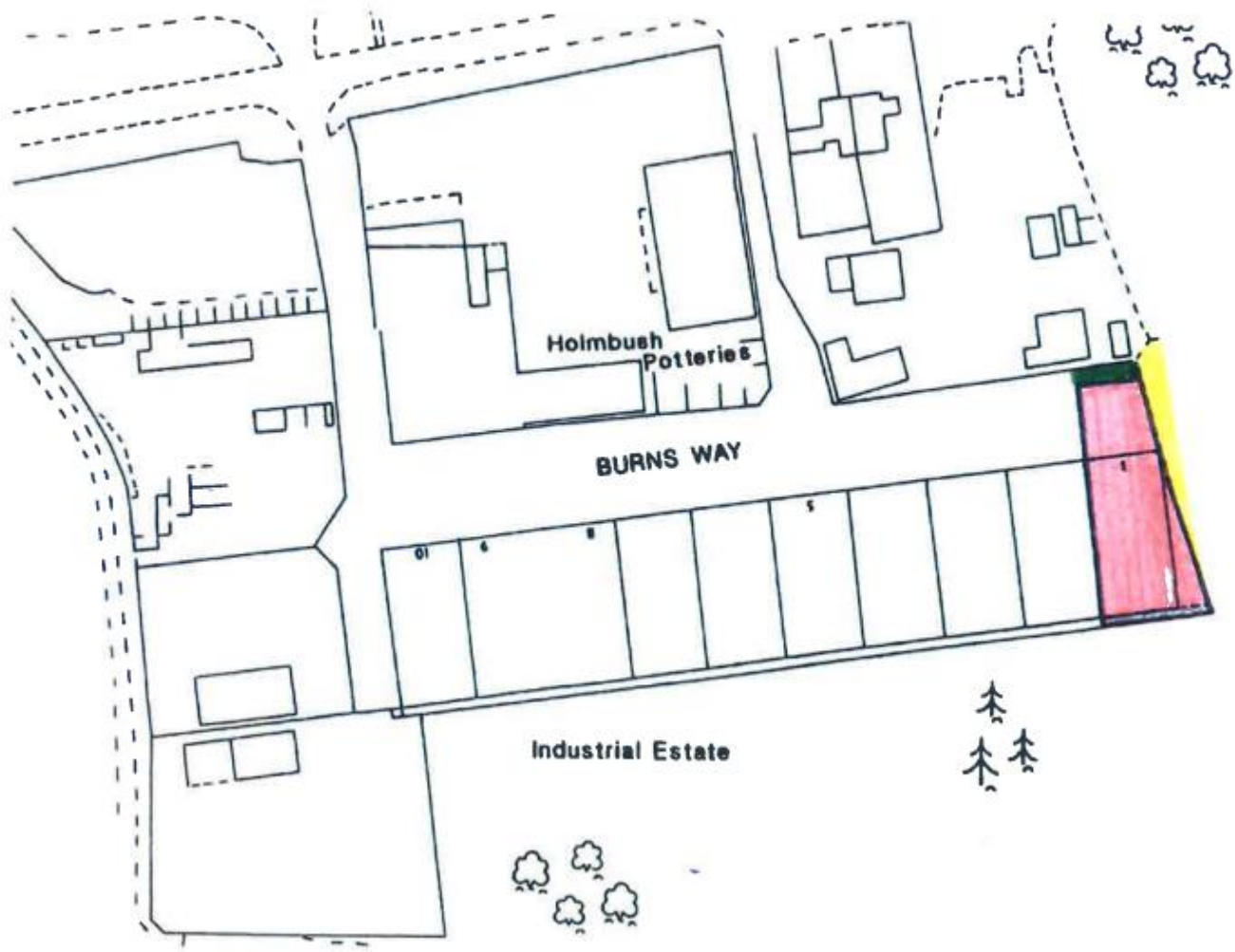
VIEWING

Strictly by appointment with the Landlord's Sole Agents.



Steve Lane 01306 884685

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