

**TO LET - FENCED STORAGE YARD - AREA 0.275 ACRES  
INCLUDING TWO 40 FT CONTAINERS**

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**Burstow Lodge Business Centre  
Chapel Road  
Smallfield  
Surrey RH6 9BD**

Rural Business Park - close to M23 (approx 5 miles)

Smallfield Village approx. 1 mile

Horley Town Centre approx. 3 miles

**RENT - £35,000 PER ANNUM EXCLUSIVE**





## SITUATION

In a rural position approached by a long metalled roadway from the junction of Chapel Road/Rookery Hill/Normans Road, approximately 0.7 miles from Smallfield village with its local facilities. Horley town centre with its railway station serving London via East Croydon and the south coast is approximately 3 miles distant. Junction 10 on the M23 motorway which links to the north with the M25 and to the south with the A23 trunk road to Brighton and the south coast is approximately 5 miles distant.

## DESCRIPTION

A fenced Storage Yard including two 40' containers, shown hatched on the plan.

Area: approx. 0.275 acres (0.1113 ha or 12,000 sq ft).

Electricity supply and toilet facilities will be provided to the Yard.

**PLEASE NOTE** - Final surface to be completed

## TERMS

To be let on a maintaining and insuring lease outside the terms of part II of the Landlord and Tenant Act 1954, on terms to be agreed. Any tenancy is subject to approval of references and a guarantor may be required depending on the status of the tenant.

## RENT

£35,000 per annum exclusive.

## BUSINESS RATES

To be assessed.

## VALUE ADDED TAX

The rent is not currently elected for VAT.

## LEGAL COSTS

Each Party to pay their own legal costs incurred in the transaction.

## VIEWING

Viewing and further information from the Agents:-

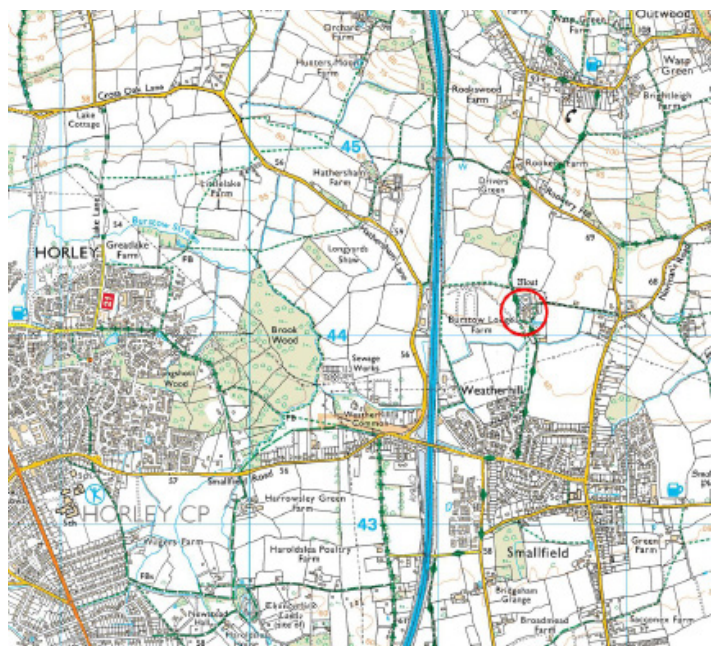
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The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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