

12C Edolphs Farm, Norwood Hill Road RH6 0EB
Workshop/Light Industrial Premises

TO LET

White Est. 1817
& Sons



- Workshop/ storage unit within a popular farm estate
- Junction 10 M23 and Gatwick Airport under 5 miles to the east
- Onsite parking available
- Gross internal area 748 sq.ft (69.49 sq.m)
- Rent £9,000 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

Edolphs Farm is situated on Norwood Hill Road to the South of Charlwood village. The site benefits from excellent road connections with Junction 10 of the M23 just 4.5 miles to the east, whilst Gatwick airport is only 4 miles to the east. Gatwick train station provides regular, direct services to London via Redhill.

Crawley is a short drive to the south and offers a wide range of restaurants, pubs, shops, supermarkets and other local amenities.

Description & Accommodation

Unit 12C is an end of terrace premises of similar buildings and offers good storage and distribution space within an attractive and quiet farm location.

The unit is of steel construction with a concrete floor. The unit is accessed via an electric roller shutter door with a width of 12'5 and a height of 12'6.

The premises have the following gross internal floor areas:

Ground floor	748 sq.ft	69.49 sq.m
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Outside	Parking available
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Terms

The premises are available on a new full repairing and insuring licence agreement at an initial rent of £9,000 per annum for a term to be agreed.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Awaiting EPC rating.

Business Rates

Information relating to the 2023 Rateable Value can be found on the Valuation Office Agency website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



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Commercial Sales & Lettings

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