



UNIT 4, ROOKS NEST, GODSTONE, SURREY, RH9 8BY

£120,000 per annum

To Let Warehouse and Office Unit

DESCRIPTION Unit 4 is a new modern unit with part brick, part metal elevations under a metal roof with roof lights.

The warehouse provides: pedestrian door and electric roller shutter door, eaves height of approximately 17 foot, gas heaters with central fan distributor, halogen lighting, screed flooring and three phase electricity.

The offices provide: two storey accommodation with both independent access together with shared access from the warehouse; good natural lighting, gas central heating via radiators; WC's including disabled facilities, energy efficient lighting.

SITUATION Rooks Nest, Godstone is located just off the A22 with an entrance shared with Godstone Golf Club. It is just a few minutes drive from Junction 6 of the M25 motorway and within 12 miles of Gatwick Airport to the South West.

- Warehouse : 5823 sq ft (541 sq m)
- Ground Floor Offices: 1572 sq ft (146 sq m)
- First Floor Offices: 1561 sq ft (145 sq m)
- Excellent Road access to motorway network
- Parking
- Attractive Surroundings



Terms: The Unit is to be let on FRI terms for a term to be agreed.

Service Charge: Details to follow

User: B1 and B8

Rent: £120,000 per annum

VAT: If applicable

Possession: On completion of Legal formalities

Legal Costs: Each party to bear their own

Rateable Value: To be assessed on completion of building. Current multiplier is 0.512p in the £ for years 2020/2021.

EPC - to be produced with completion of Building Control.

Postcode: RH9 8BY

Viewing: Strictly by Appointment via White and Sons

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Local Authority: Tandridge Borough Council

These particulars are not a statement of fact and are for guidance only. All measurements are approximate. Please note that we have not tested equipment, appliances and services. Interested applicants are advised to commission appropriate investigations before formulating their offer to purchase