



## Open Storage Yards

Balcombe Road, Horley, RH6 9HT

**Open Storage Yards from  
8,000 to 17,609 sq ft on a  
compound of 0.46 acres**

**8,000 to 17,609 sq ft**  
(743.22 to 1,635.93 sq m)

- Established / Consented Use
- Secure fenced location
- Services on site
- Available April 2024

# Open Storage Yards, Balcombe Road, Horley, RH6 9HT

## Summary

<b>Available Size</b>	8,000 to 17,609 sq ft
<b>Rent</b>	£5.00 per sq ft
<b>Business Rates</b>	TBC
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The site comprises a secure, gated compound of approximately 0.46 of an acre.

The Landlord is in the process of demolishing the former buildings, clearing and remediating the site. When finished, it will feature a concrete/ tarmacadam surface throughout, and a secure perimeter fence.

Services are already provided, and the property benefits from an unrestricted 24/7 use. The works are underway, and it is anticipated the yard will be available for occupation from April 2024.

## Location

The site is situated at Balcombe Road, Horley which is located in the Town Centre, close to the Train station, shops and local amenities.

The area has a long established commercial use, and the nearby A23 (London Road) provides access to the M23 and from there, direct access to Junction 8 of the M25.

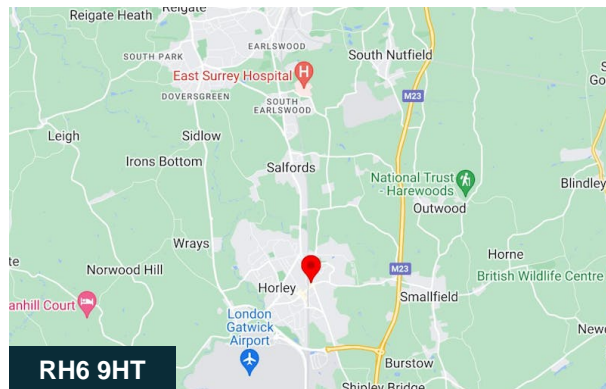
Horley Train Station is just 200 yards from the site and offers direct access to London Victoria.

## Terms

The property is available by way of a new flexible lease/s for a term to be agreed.

## Planning

The site has a long established use as E/B2/B8 and open storage. Interested parties are advised to make their own enquires related to their intended use.



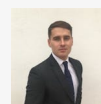
## Viewing & Further Information



**Robert Bradley-Smith**

07469 854799

robert.bradley-smith@altusgroup.com



**Harvey Arrowsmith**

07525 210656

harvey.arrowsmith@altusgroup.com

**Edwin Emmison (Emmison Property LLP)**

01765 634 615 | 07958 207 769