

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 2,933 SQ FT (272.48 SQ M)**

**Unit 6, Axiom Business Park, Balcombe Road, Horley, RH6 7HF**

## DESCRIPTION

6 Axiom Business is a mid-terrace storage and distribution unit with allocated parking a full height electric, up and over loading door.

## LOCATION

Horley is located between Redhill and Crawley approximately 1.9 miles from Gatwick Airport. The A23 is approximately 0.4 miles away and it is approximately 4 miles to Junction 9 of the M23. The High Street is approximately 0.5 miles away from Axiom Business Park. The mainline train station is just 0.25 miles away providing services to London and through changing at Three Bridges, provides a service to Brighton.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - WC & Office	259	24.06
Ground Floor - Warehouse/Industrial	2,674	248.41
<b>TOTAL</b>	<b>2,933</b>	<b>272.47</b>

## RENT

£38,500 PER ANNUM EXCLUSIVE (£13.50 PSF)

## REFURBISHMENT WORKS

The refurbishment works include:

- Servicing and cleaning of the roller shutter door
- Rooflights to be cleaned
- New fire exit door
- Demolition of offices
- Electrics and emergency lighting to be tested
- Deep clean of WC area
- Redecorate all previously decorated internal walls (painted white)
- Repaint doors to a grey colour

## AMENITIES

- LED lighting
- Translucent roof lights
- Full height electric up and over loading door (4m x 4m)
- Min eaves height of 5.3m - max eaves height 6.8m
- Male, female and disabled WCs
- 5 allocated parking spaces

## RATES

The April 2023 Rateable Value of the property is £20,750.

## VAT

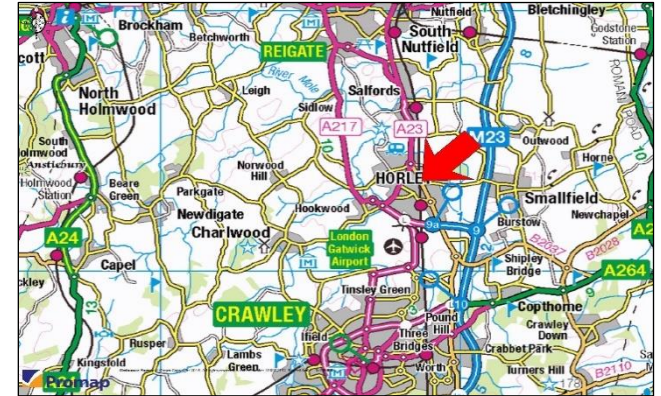
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

76-100 **D** **98 D**



## VIEWINGS – 01293 441300

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