



Unit 5, Flightpath Farm, Broadbridge Lane Burstow RH6 9RF

To Let

£72,000 PER ANNUM
EXCLUSIVE

Unit 5, Flightpath Farm, Broadbridge Lane, Burstow

RH6 9RF



- Opportunity to let part of a single storey light storage unit, close to Gatwick Airport.
- Located in a semi-rural setting.
- Available immediately.
- Parking for 2-3 vehicles/storage area to the side of the premises.
- Total gross internal area of 7,200 sq.ft (668.90 sq.m).
- Asking rent £72,000 per annum exclusive.

Location

The unit is located at the western end of Flightpath Farm which is accessed from Broadbridge Lane. The farm provides a number of commercial units with a variety of occupiers in situ. Flight path Farm is located to the south of Smallfield and the east of Gatwick.

The property benefits from good road connections, with the A264 being located approximately 2.5 miles distant to the south, and the B2037 being circa 0.9 miles distant to the south. Junction 10 of the M23 is situated approximately 3.3 miles distant to the southwest of the subject premises.

Gatwick Airport train station can be found circa 5.1 miles distant to the west and offers frequent and direct services to London Victoria, London Blackfriars, East Croydon, and the South Coast.



Description & Accommodation

The property comprises a single storey storage unit, half of which is to be rented out, the other half being retained by the current occupier. The premises have minimum and maximum head heights of 6'5" and 12'9" respectively and are accessed via a large double loading door.

Externally the property is covered by a pitched roof with profile composite cladding covering the elevations.

Internally the property provides a basic storage unit with fluorescent strip lighting, concrete floors, and a small office in the far-left hand corner. A security alarm has been installed.

Outside, the premises benefits from 2-3 car parking spaces.

The area to be let has the following gross internal floor areas:

Storage Unit	7,200 sq.ft	668.90 sq.m
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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £72,000 per annum exclusive.

Subject to Contract

VAT

The above guide price is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

We understand the property is EPC exempt

Business Rates

Awaiting reassessment.

Viewings

Strictly by appointment with White and Sons:

Alexander Mullett -Tel: 01306 743344

Email: alexander.mullett@whiteandsons.co.uk

Tom Dadswell -Tel: 01306 743344

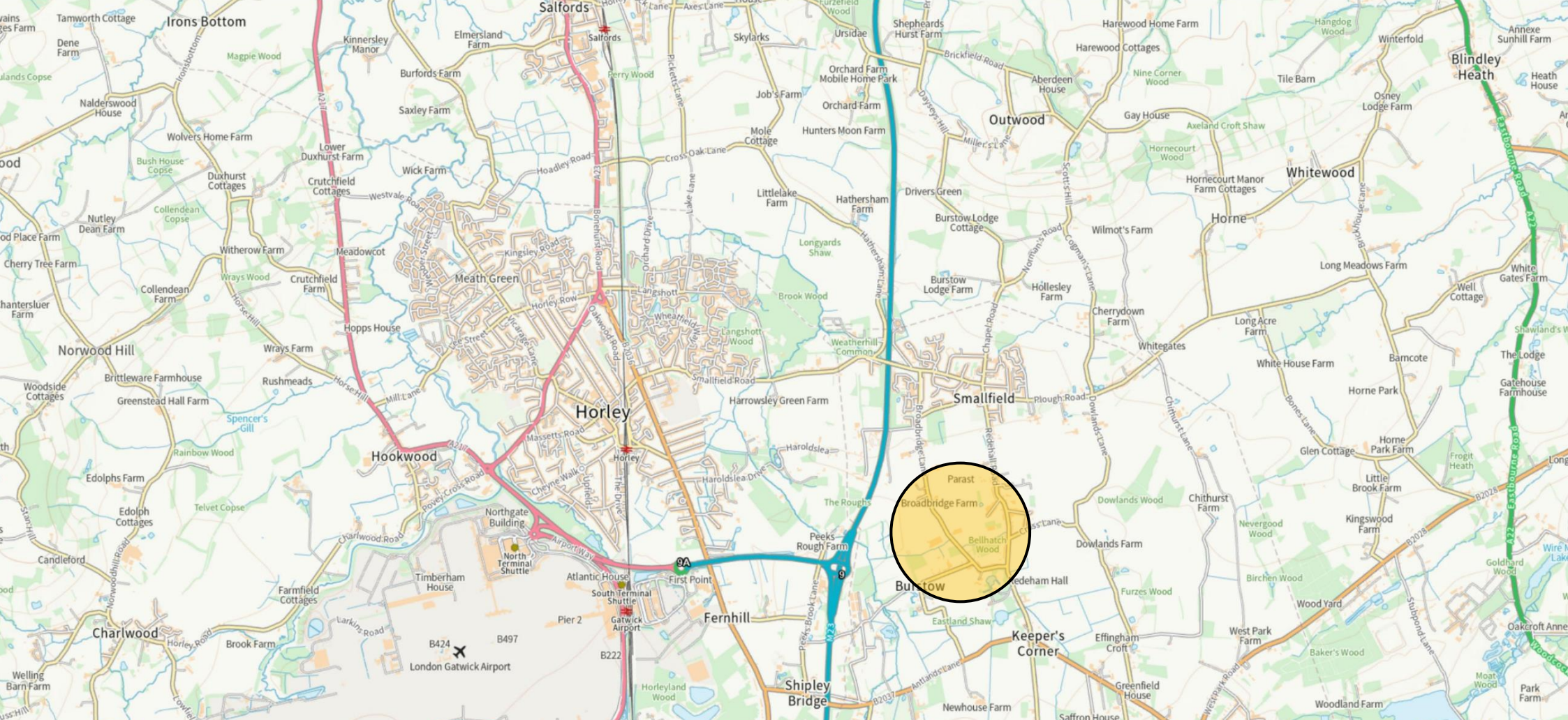
Email: tom.dadswell@whiteandsons.co.uk

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