

Unit 5, Brook Farm, Leigh
Office/Storage/Workshop Unit

TO LET

White Est. 1817
& Sons



- Office / storage / workshop unit in a rural location
- Recently refurbished to a high standard
- Ground floor area of 1,046 sq.ft (97.18 sq.m)
- Onsite parking available
- Available for £14,500 per annum exclusive

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



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Location

Located just under 5 miles south of Reigate in the picturesque village of Leigh, the premises offer good road connections with the A25 approximately 4.4 miles away and Junction 8 of the M25 circa 7.3 miles to the north.

Direct connections into London can be found at Reigate and Redhill Stations which are located 6 and 6.9 miles to the north respectively.

Gatwick Airport is located just 6.8 miles to the southeast.

Description & Accommodation

Unit 5 is a block-built building, which is currently configured to provide three separate rooms. The property has recently been refurbished to include new windows, doors, roof and electrics. The premises provides a flexible workspace that has the potential for a wide range of uses including office, workshop, medical or storage, subject to planning.

The premises have the following net internal floor area:

Ground floor:	1,046 sq.ft	97.18 sq.m
Outside:	Parking available	

Terms

The premises are available on a new full internal repairing and insuring lease at an initial rent of £14,500 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

Business Rates

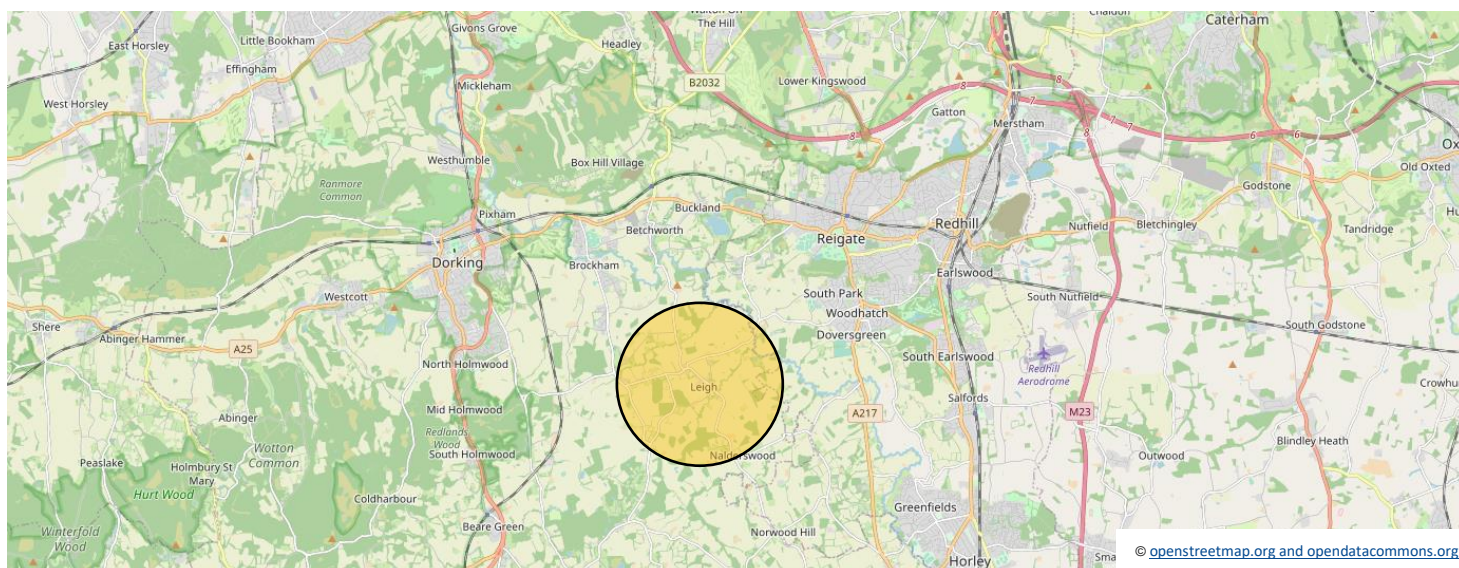
This premises is currently rated as two sperate properties. The Valuation Office Agency website describes the premises as 'Workshop and Premises', with 2023 rateable values of £5,800 and £3,700. The current UBR is 49.9 pence in the £.

Viewings

Strictly by appointment with White and Sons:

Mike Wimble – Tel: 01306 743344

Email: mike.wimble@whiteandsons.co.uk



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