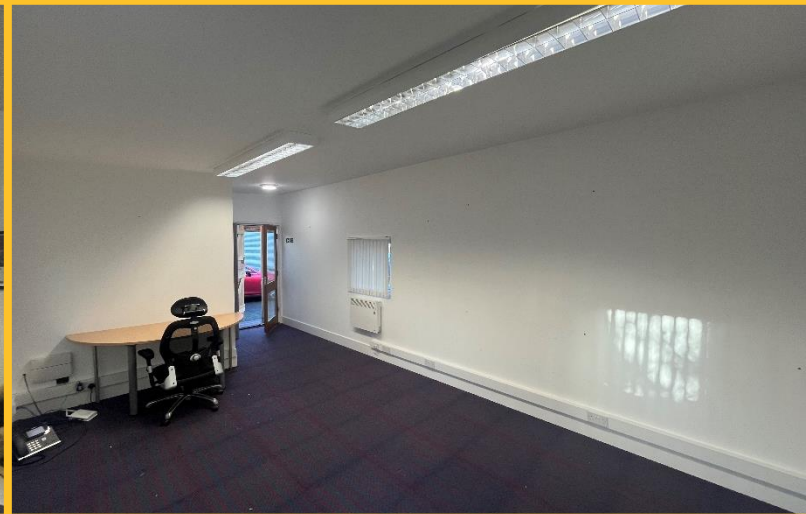
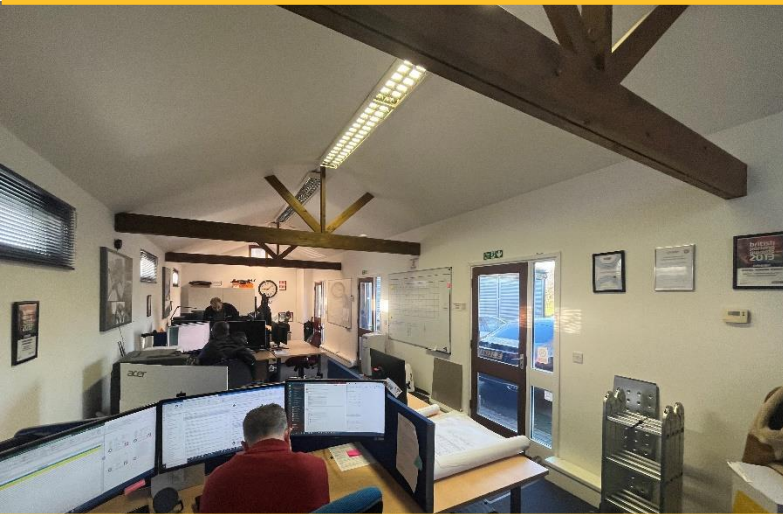


Bridge Farm, Meath Green Lane Horley, RH6 8JA
Offices
TO LET



- Well-presented offices finished to a high standard in a rural location
- Offices may be available separately
- Parking available for several vehicles
- Total net internal floor area of 1,539 sq.ft (142.98 sq.ft)
- Available to let at an initial rent of £19,750 per annum exclusive

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

Location

The premises are located in a rural location off Meath Green Lane, approximately 1.6 miles north of Horley town centre.

The premises benefits from good road connections with the A217 being located approximately 1.9 miles distant to the southwest and junction 9 of the M23 being located circa 4.1 miles distant to the southeast.

Gatwick Airport is located approximately 3.3 miles distant to the south.

Description & Accommodation

The premises comprise four separate offices within converted barns, all finished to a high standard, with fast broadband and kitchen and toilet facilities. The offices benefit from UPVC double glazed windows, fluorescent strip lighting and storage heaters throughout.

The premises have the following net internal floor areas:

Office one	518 sq.ft	48.10 sq.m
Office two	264 sq.ft	24.50 sq.m
Office three	239 sq.ft	22.32 sq.m
Office four	239 sq.ft	22.32 sq.m
Kitchen	<u>279 sq.ft</u>	<u>25.90 sq.m</u>
Total:	1,539 sq.ft	142.98 sq.m

Outside - Parking for several vehicles

Terms

The premises are available to let on a new full repairing and insuring lease at an initial rent of £19,750 per annum exclusive.

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 - E (115)

Business Rates

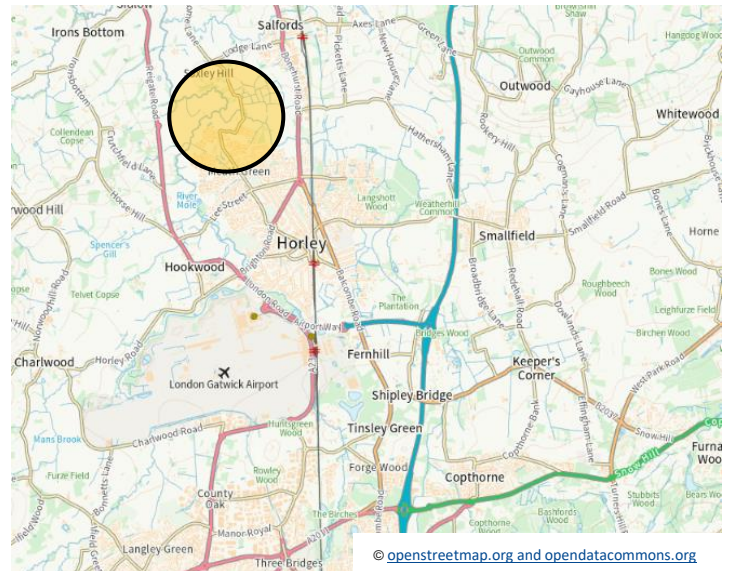
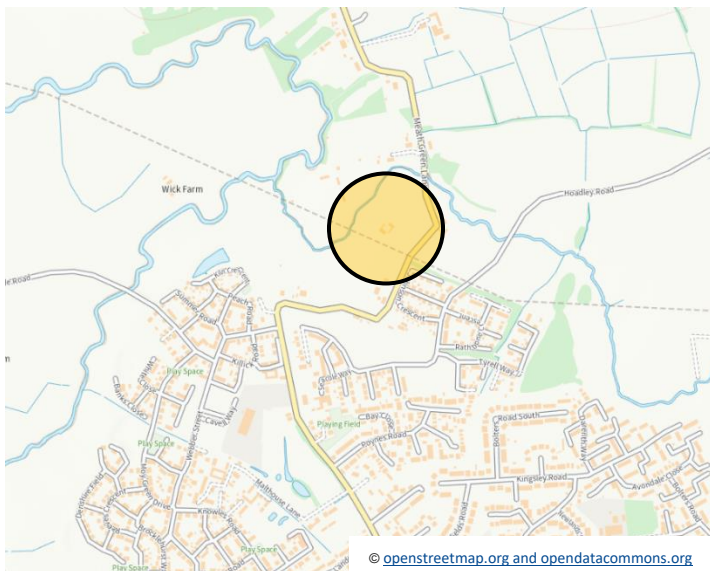
Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell - Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

www.whiteandsons.co.uk

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