

Ref 4316

Unit 1
Snowhill Business Centre
Copthorne
West Sussex

TO LET

QUALITY BUSINESS UNIT

APPROX 52 sq m (557 sq ft) GEA

ONLY 2 MILES FROM JUNCTION 10, M23



For a map of this location visit www.multimap.com and insert postcode **RH10 3EZ**

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LOCATION

Snowhill Business Centre is located approx 0.1 miles from the junction of the A264 Copthorne Road, fronting the B2037 Effingham Road at Snowhill. East Grinstead is approx 3.5 miles and Horley approx 5 miles. Junction 10 of the M23 is approx 2 miles.

DESCRIPTION

Modern ecological self-contained business unit in an attractive landscaped courtyard development comprising warehouse/storage area and office area which has recently been used as a offices. Construction is of block/brickwork with integrated solar PV insulated pitch roof and solar control double glazed front steel framed elevation. Externally the hardstanding area is brick pavioured with individual parking and loading areas. Additional on site parking is available.

AMENITIES

- Heat pump air-conditioning and heating
- Sectional up and over loading door
- Insulated suspended ceiling
- New LED lighting throughout
- Single phase electricity and three phase header
- Three compartment perimeter trunking
- WC accommodation
- Tea point
- 2 demised private car spaces (with further parking to the front of the unit)
- CCTV
- EPC B 79
- Free generated electricity

TERMS

A new standard estate full repairing and insuring lease is available for a flexible term to be agreed.

RENT

£11,750 per annum exclusive plus VAT.

RATES

Rateable value £7,900. With Small Business Rate Relief the liability is nil.

SERVICE CHARGE

£1,441.25 (2017/2018 Figure) plus VAT.

LEGAL COSTS

Each party is to pay its own legal costs.

VIEWING / FURTHER INFORMATION

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