



## **Unit 19 Lambs Business Park**

Terracotta Road, South Godstone, RH9 8LJ

**Industrial / Warehouse Unit  
To Let - situated on an  
established business park,  
close to A22 with good  
access to the M25 motorway**

**3,285 sq ft**  
(305.19 sq m)

- 7.9m height to ridge
- 3.6m height to haunch
- Electric roller shutter door  
5.2m x 3.67m
- 3 phase electricity
- WC facilities
- First floor kitchenette
- First floor air conditioning
- Good on-site parking

# Unit 19 Lambs Business Park, Terracotta Road, South Godstone, RH9 8LJ

## Summary

<b>Available Size</b>	3,285 sq ft
<b>Rent</b>	£50,000.00 per annum
<b>Rates Payable</b>	£4.22 per sq ft Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£27,750
<b>Service Charge</b>	TBC
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	D (86)

## Description

The property is a terraced unit with a panelled electric loading door to the front. The unit has WC and kitchen facilities at ground floor with offices on the first floor.

## Location

The premises are situated on the Lambs Business Park which is accessed off Tilburstow Hill Road which connects with the A22 Eastbourne Road to the south and the B2236 to the north which in turn connects with the A25. J6 of the M25 is approximately three miles to the north providing access to the national motorway network.

## Hours of Use Restriction

There are Hours of Use restrictions across the whole park as follows:

Monday to Friday 06:00 to 22:00

Saturday 06:00 to 13:00

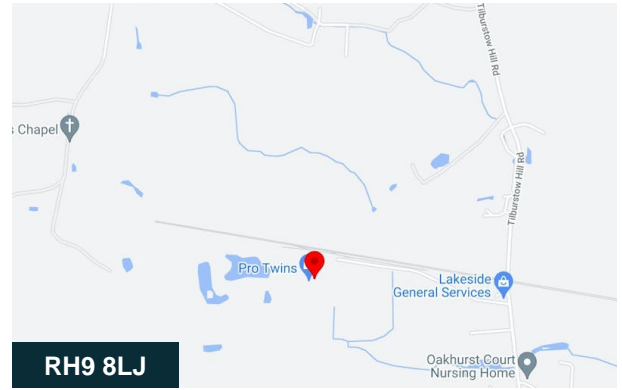
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,432	225.94	Available
Ground - Office	227	21.09	Available
1st - Office	626	58.16	Available
<b>Total</b>	<b>3,285</b>	<b>305.19</b>	

## Terms

The property is available on a new lease for a term to be agreed.



## Viewing & Further Information



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