



## Unit W6 Lambs Business Park

Terracotta Road, South Godstone, RH9 8LJ

**Industrial / Warehouse Unit  
on an established business  
park close to the A22 with  
good access to the M25.  
To be refurbished.**

**1,621 sq ft**  
(150.60 sq m)

- 4.74m to underside of haunch
- Manual loading door 5.5m wide x 3.8m high
- Three phase power
- WC & kitchen facilities
- Good on-site parking

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## Summary

<b>Available Size</b>	1,621 sq ft
<b>Rent</b>	£30,000 per annum
<b>Business Rates</b>	Interested parties should make their own enquiries with the local authority
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	C (67)

## Description

A mid terraced unit of steel framed construction with brick elevations. The unit has WC and kitchen facilities three phase power and good on site parking. The unit has a manual loading door 5.5M wide by 3.8M high and an internal of 4.74 M to underside of haunch

## 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

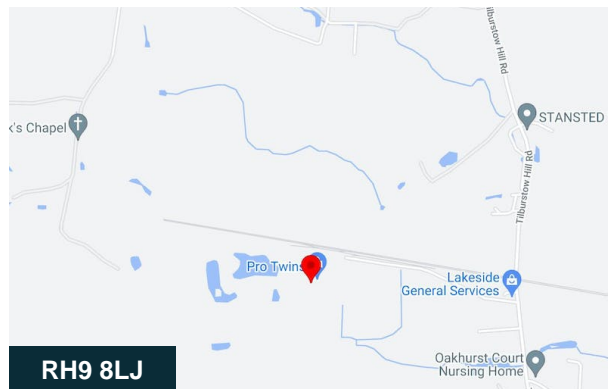
There are Hours of Use restrictions across the whole park as follows:

Monday to Friday 06:00 to 22:00

Saturday 06:00 to 13:00

## Terms

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



**RH9 8LJ**

## Viewing & Further Information



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