



## **Unit W1 Lambs Business Park**

Terracotta Road, South Godstone, RH9 8LJ

**End of terrace industrial /  
warehouse unit with first  
floor mezzanine on an  
established business park**

**1,190 sq ft**  
(110.55 sq m)

- Steel frame construction
- Eaves height of approx. 7.2m to the ridge
- Panelled loading door 3.0m wide x 3.7m high
- Mezzanine offices to the rear
- WC and kitchen facilities

# Unit W1 Lambs Business Park, Terracotta Road, South Godstone, RH9 8LJ

## Summary

<b>Available Size</b>	1,190 sq ft
<b>Rent</b>	£24,000.00 per annum
<b>Rates Payable</b>	£3.27 per sq ft Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£7,800
<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>	D (86)

## Description

An end of terrace unit of steel framed construction with brick elevations. The unit comprises a workshop warehouse area with an eaves height of 7.2m to the ridge. The unit has WC and kitchen facilities and benefits from first floor office space with one self-contained cellular office and a slightly larger office area.

## 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.

## Terms

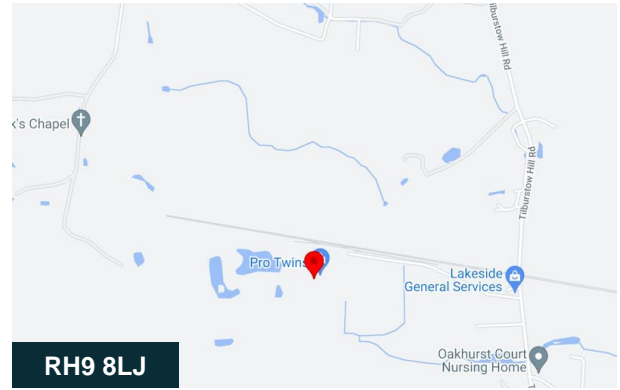
The property is available on a new lease direct from the Landlord on terms to be agreed.

## 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



## Viewing & Further Information



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