



**MAKING
PROPERTY
WORK**

SHW.CO.UK

FOR SALE/TO LET

**INDUSTRIAL AND WAREHOUSE
4,488 SQ FT ON 0.3 ACRES**

Weatherhill Works, Hathersham Close, Smallfield, Horley, RH6 9JE

DESCRIPTION

The site is circa 0.3 acres with multiple industrial buildings. The main warehouse is of a basic brick build with offices to the front. There is a fluorescent strip lighting within the warehouse and a separately accessed WC to the rear. There is a basic mezzanine floor.

LOCATION

Weatherhill Works is located just off Hathersham Close, 4.3 miles North of Junction 10 of the M23 and circa 5 miles from Gatwick Airport. The site is accessed off a single track road with the Weatherhill Depot located at the end of Hathersham Close.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Main Warehouse	3,231	300.16
Workshop 1	487	45.24
Workshop 2	540	50.17
1st Floor Office	230	21.37
TOTAL	4,488	416.94

AMENITIES / OPPORTUNITY

- Warehouse & workshop accommodation
- First floor cabin offices of timber construction
- 3 phase power to site
- Generous yard area

PRICE

On application

RATES

The April 2023 Rateable Value of the property is £25,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

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