

Land at The Green Barn, Shipley Bridge
Secure Open Storage Land

TO LET

White Est. 1817
& Sons



- Open storage land with power and water (if required)
- Secure site with 24-hour access
- Gatwick Airport is located approximately 4.8 miles distant
- Total gross external area of 29,196 sq.ft (0.67 acres)
- Available for £52,500 per annum exclusive

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Location

What3words: global.fuels.making

Shipleigh Bridge is located south of the village of Burstow and offers good road connections, with junction 10 of the M23 being approximately 2.3 miles distant to the south.

The closest town is Horley, with a mixture of independent and national retailers and restaurants. Horley Mainline Train Station is located approximately 2.6 miles distant and offers direct services to London and the South Coast.

Gatwick Airport is located circa 4.8 miles distant to the west.

Description & Accommodation

The premises are located on a secure site with 24-hour access and power and water can be installed if required. The site comprises open storage land, covered with road plantings.

The premises have the following gross external areas:

Total area:	29,196 sq.ft	0.67 acres
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Terms

The premises are available to let on an effective full repairing and insuring lease at an initial rent of £52,500 per annum exclusive.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - There is no EPC rating for this property.

Business Rates

The premises are awaiting re-evaluation. Rateable Values can be found on the Valuation Office Agency Website.

Viewings

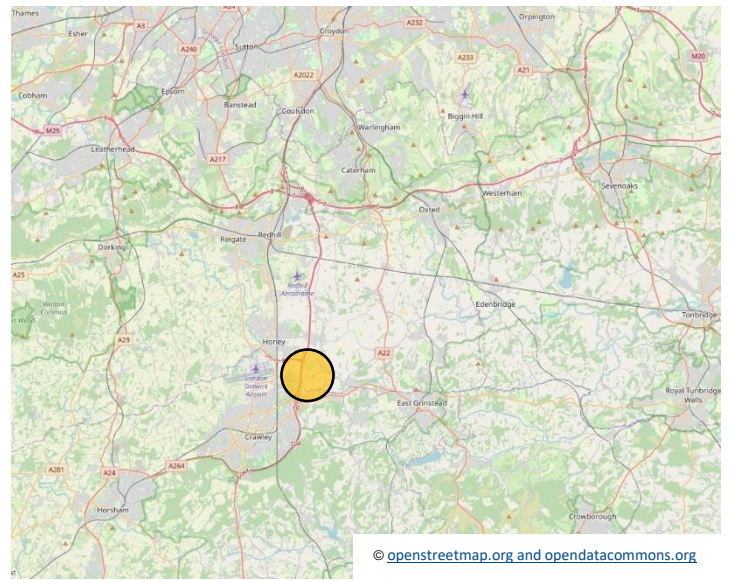
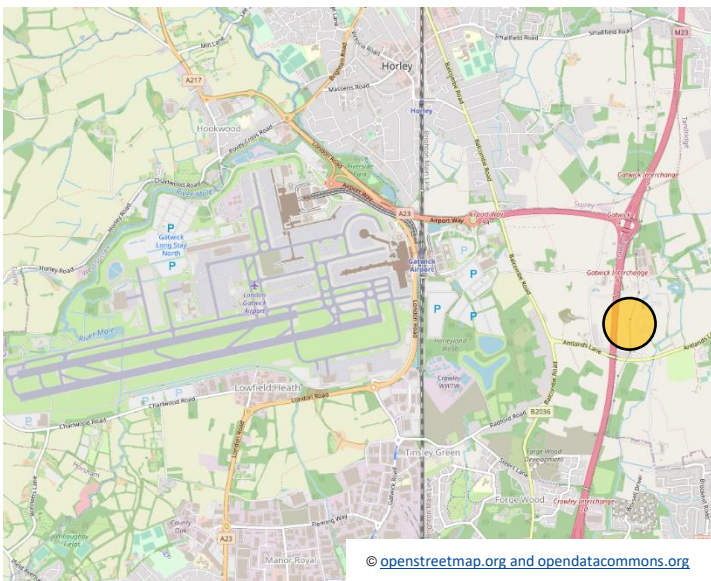
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