

Unit 6, Brook Farm, Leigh  
Office/Storage/Workshop Unit  
**TO LET**



- Office / storage / workshop unit in a rural location
- Meets the requirements for small business rates relief, subject to the occupier meeting certain criteria
- Ground floor area of 1,048 sq.ft (97.36 sq.m)
- Onsite parking available
- Available for £14,500 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | [www.whiteandsons.co.uk](http://www.whiteandsons.co.uk)

## Location

Located just under 5 miles south of Reigate in the picturesque village of Leigh, the premises offer good road connections with the A25 approximately 4.4 miles away and Junction 8 of the M25 circa 7.3 miles to the north.

Direct connections into London can be found at Reigate and Redhill Stations which are located 6 and 6.9 miles to the north respectively.

Gatwick Airport is located just 6.8 miles to the southeast.

## Description & Accommodation

Unit 6 is a block-built building, which is currently configured to provide three separate rooms. The property has recently been refurbished to include new windows, doors, roof and electrics. The premises provides a flexible workspace that has the potential for a wide range of uses including office, workshop, medical or storage, subject to planning.

The premises have the following net internal floor area:

Ground floor:	1,048 sq.ft	97.36 sq.m
Outside:	Parking available	

## Terms

The premises are available on a new full internal repairing and insuring lease at an initial rent of £14,500 per annum for a term to be agreed.

## 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** - Awaiting EPC

## Business Rates

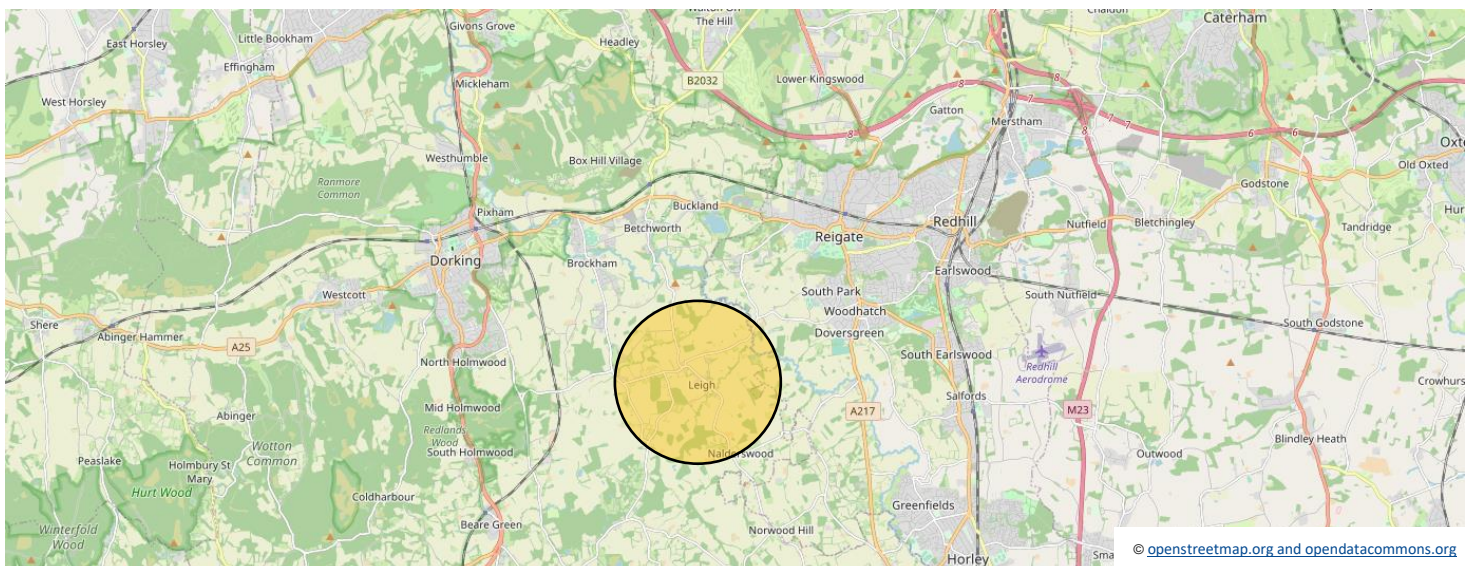
The Valuation Office Agency describes the premises as 'Workshop and Premises', with a 2023 rateable value of £6,100, the current UBR is 49.9 pence in the £. Subject to certain conditions, small business rates relief may be available.

## Viewings

Strictly by appointment with White and Sons:

**Tom Dadswell** - Tel: 01306 743344

Email: [tom.dadswell@whiteandsons.co.uk](mailto:tom.dadswell@whiteandsons.co.uk)



## Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

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