



SHW

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SHW.CO.UK

FOR SALE

INDUSTRIAL / WAREHOUSE / OFFICE
4,739 - 9,518 SQ FT (440.25 – 884.21 SQ M)

Units 1 & 2 Gatwick Metro Centre, Balcombe Road, Horley, Surrey, RH6 9GA

DESCRIPTION

Double warehouse / industrial unit just off the Balcombe Road, located behind Axiom Business Park Limited freehold warehouse/industrial/office availability.

50:50 Unit divided equally between ground floor warehouses and first floor fitted offices. Capable as being sold as a single unit or in two components as originally constructed. Price if marketed as two individual units £875,000 each.

LOCATION

Gatwick Metro Centre is located in Horley 1.9 miles from Gatwick Airport. The A23 is approximately 0.4 miles away and is approximately 4 miles to J9 of the M23. The High Street is approximately 0.5 miles away.

Gatwick Metro Centre is a well-established warehouse/industrial estate of c. 20 units all under separate ownerships. Units 1 & 2 are well presented & maintained.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 1 – Ground Floor Warehouse	2,398	222.77
Unit 1 – First Floor Offices	2,381	221.19
Unit 2 – Ground Floor Warehouse	2,367	219.89
Unit 2 – First Floor Offices	2,372	220.36
TOTAL	9,518	884.21

AMENITIES / OPPORTUNITY

- 50:50 Unit with Ground floor warehouse and first floor office.
- Single unit but could be re-configured into two separate units (as built).
- Up and over roller shutter loading door per unit (2.8m (w) x 2.1m (h)).
- Gas to each unit.
- 3 phase power to each unit.
- Solar panels on each unit (info on request).
- Warehouse: Min Eaves height of approximately 3m.
- Office: Air conditioning, suspended ceiling with recessed cat II lighting and raised floor.
- 27 Car parking spaces.

PRICE

£1,300,000.

EPC**VIEWINGS – 01293 441300**

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