

TO LET

SELF-CONTAINED OPEN STORAGE SITE – 0.65 ACRES / 28,470 SQ FT (2,644.86 SQ M)

Compound M, Lambs Business Park, Terracotta Road, Godstone, Surrey, RH9 8LJ

Rent | £120,000 Per annum — Self-Contained Open Storage Site — 11 November 2026

DESCRIPTION
A self-contained yard of approx. 0.65 acres located 2 miles from Junction 6 of the M25. Part concreted and part compacted Grade 1 sub-base. The yard is gated and has a self-contained brick-built building with office, WC and kitchen area.

LOCATION
Lambs Business Park 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. Junction 6 of the M25 is approximately 3 miles to the north providing access to the national motorway network.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Compound M	28,470	2,644.86
TOTAL	**28,470**	**2,644.86**

PLANNING
Hours of Use Restrictions:
0.6:00 to 22:00 Monday to Friday
0.6:00 to 13:00 Saturday



AMENITIES
- Easy access to M25 and A22
- Mains power
- Sewerage
- Yard lighting
- Self-contained building with office, WC and kitchen

RENT
£120,000 per annum exclusive.

RATES
Interested parties should make their own enquiries with the local authority.

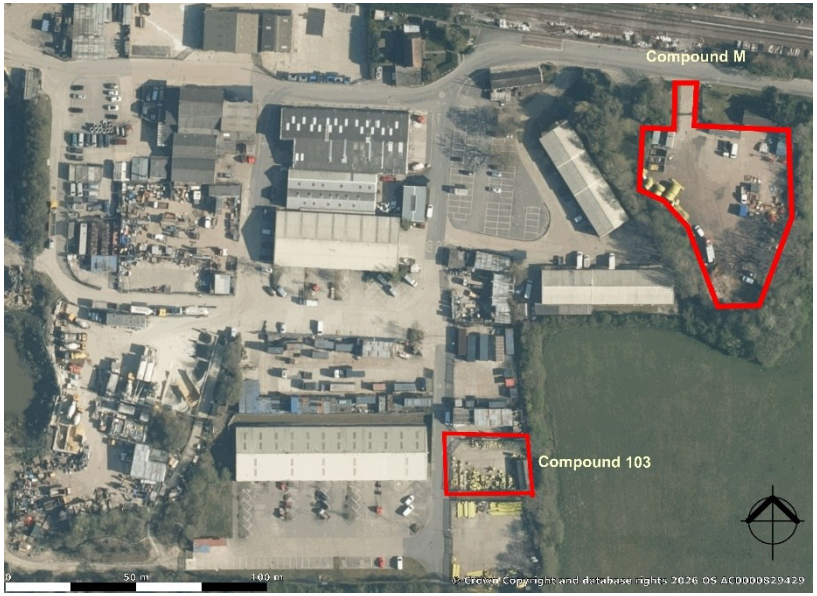
SERVICE CHARGE
A service charge of 10% of the annual rent will be charged annually.

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 – 020 8662 2700

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