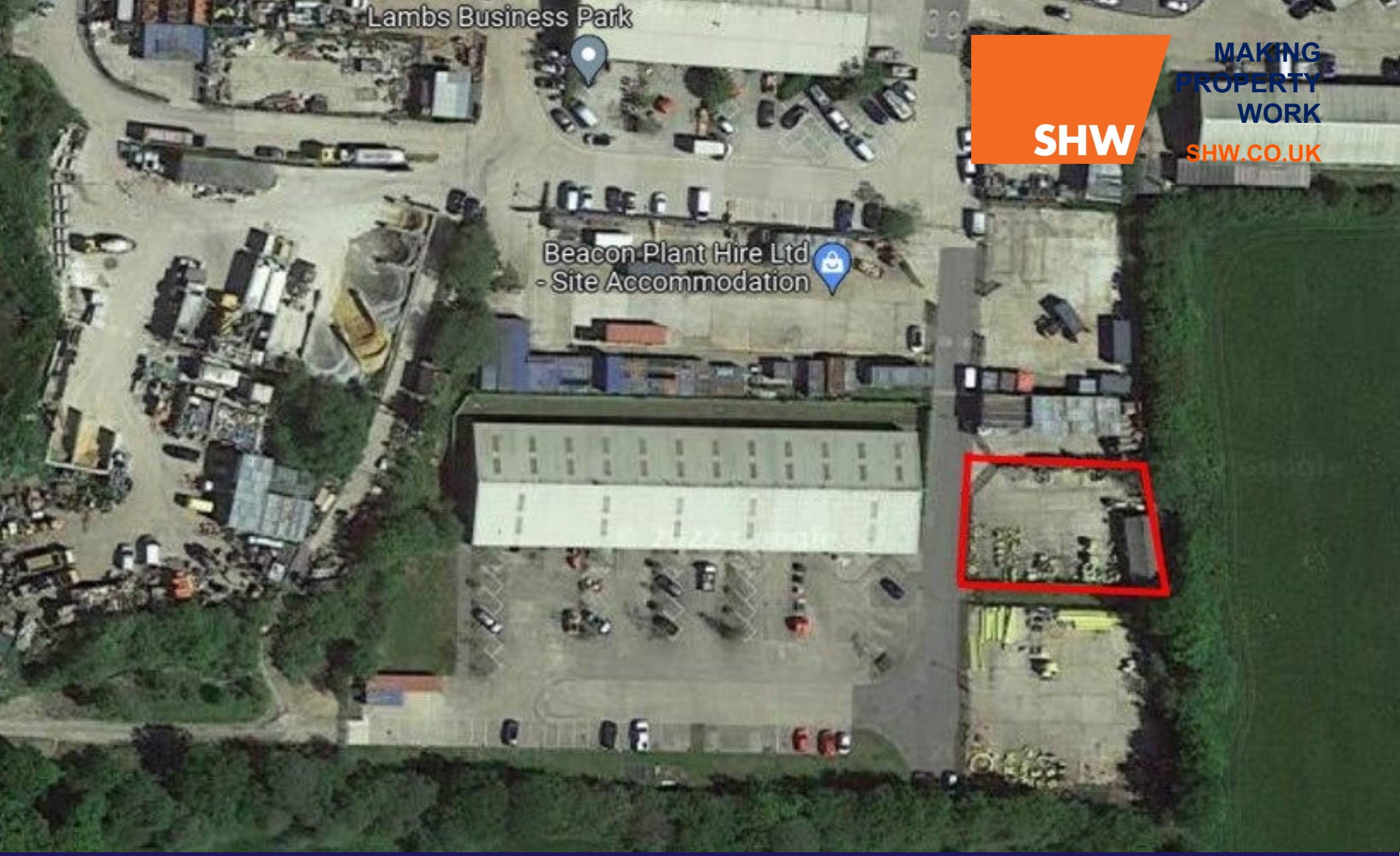


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TO LET

INDUSTRIAL AND WAREHOUSE – 5,600 SQ FT (520.24 SQ M)

Compound 103, Lambs Business Park, Terracotta Road, Godstone, Surrey, RH9 8LJ

Rent | £45,000 PAX

Self-Contained Open Storage Site

11 November 2026

DESCRIPTION
Gated self-contained yard with palisade fenced perimeter. The yard is concreted. Lambs Business Park offers on site WC facilities. There is a self-contained building on site offering reception and WC facilities and also two large office areas with power and water.

LOCATION

The premises are situated on the Lambs Business Park which 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. J6 of the M25 is approximately three miles to the north providing access to the national motorway network.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Compound 103	5,600	520.24
TOTAL	**5,600**	**520.24**

TERMS
Availabel on a new lease for a term to be agreed.

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

AMENITIES
- Concreted yard
- Close to M25 Junction 6
- On Site WC facilities
- Approx. 500 sq ft of office space

RENT
£45,000 PAX

RATES
The current 2026 Rateable Value of the property is being assessed and will be available shortly.

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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