

OPEN STORAGE YARD

YARDS AT THE CLOSE, HORLEY, RH6 9EB

FOR LEASE

£5.50 per sq ft

New open storage land available. Fully fenced and surfaced with access to power and water if required. Full site area is approx. 1 Acre but letting of smaller parcels will be considered. Close to Crawley, Gatwick Airport and Horley.

Suitable for a variety of commercial uses including materials, plant and equipment storage, contractors' compounds, and outdoor warehousing.

Please note the site is not suitable for airport parking.



DIMENSIONS

Site Area : 1 Acre (0.42 Hectares) approx.

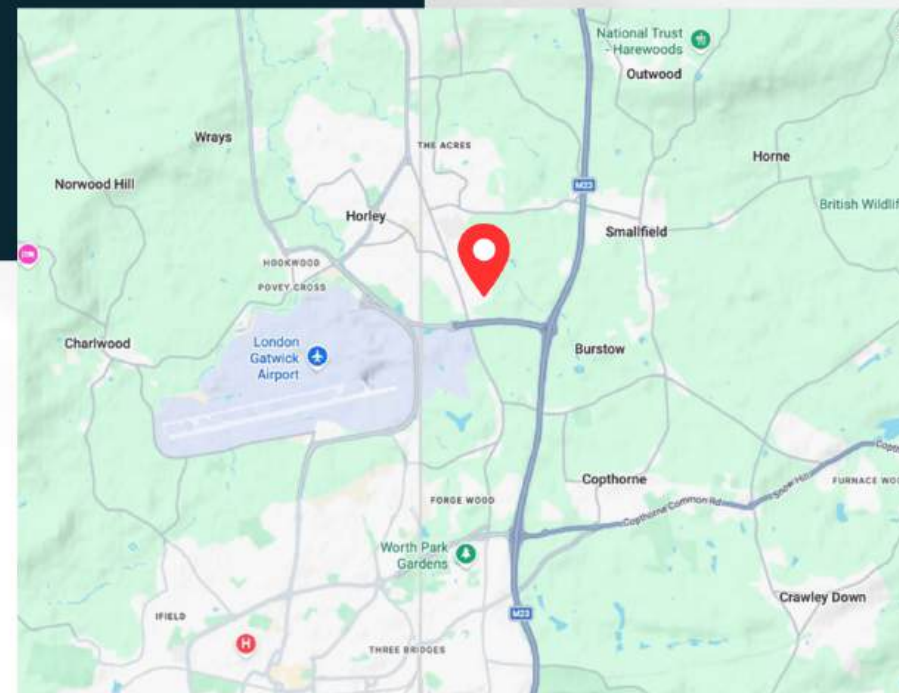
Max Width: 245ft (71m) approx.

Max Depth: 251ft (76.5m) approx.

LOCATION

This open storage land is adjacent to the established Woodside Works development off Balcombe Road (B206) on the edge of Horley. It's a 3 mile drive to the M23 and the wider motorway network, London Gatwick Airport/Airport Way is 2.3 miles away and Horley Railway Station is less than a mile from the site.

Gatwick Airport	-	2.3 miles
M23	-	3 miles
M25	-	8.32 miles



OUTGOINGS

Rent: £5.50 per sq ft +VAT per annum with concessions available for occupation of the whole site.

Rateable Value: £3,000 - Currently rated as stables/riding school and therefore will be due for reassessment.

EPC: N/A

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