

TGE PROPERTY

OPEN STORAGE YARD

YARDS AT THE CLOSE, HORLEY, RH6 9EB

FOR LEASE

£5.00 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.

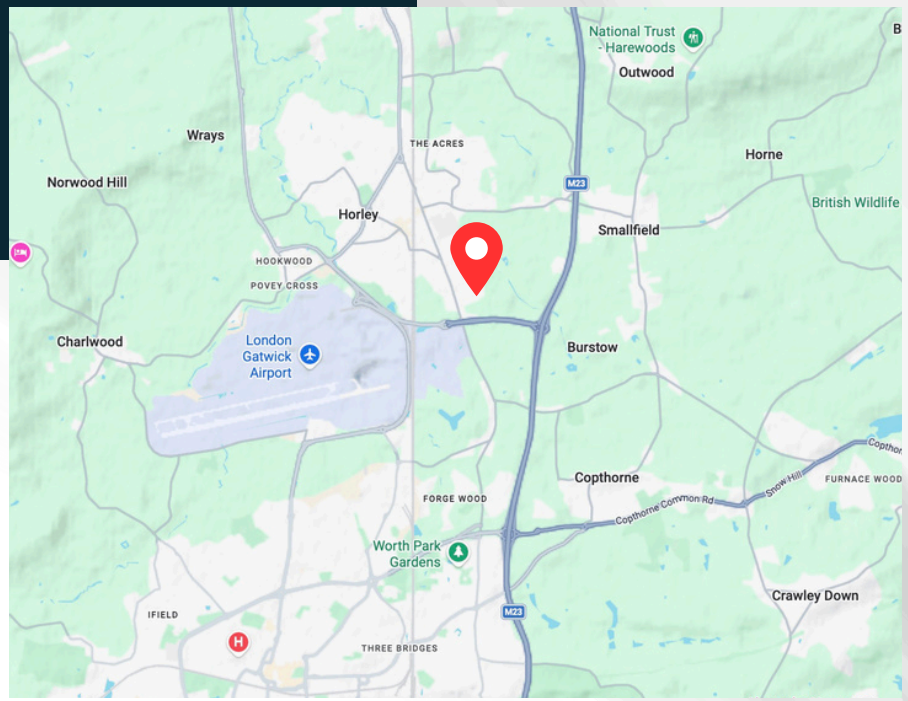
Max Width: 245ft (71m) approx.
Max Depth: 251ft (76.5m) approx.

Stephen Campbell | stephen.campbell@tgeproperty.co.uk. | 07386 480345 | www.tgeproperty.co.uk

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: £5.00 per sq ft +VAT per annum

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

EPC: N/A

Stephen Campbell | stephen.campbell@tgeproperty.co.uk. | 07386 480345 | www.tgeproperty.co.uk

SITE PLAN



TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

Stephen Campbell | stephen.campbell@tgeproperty.co.uk. | 07386 480345 | www.tgeproperty.co.uk