

White & Sons Est. 1817
Commercial

UNIT F, LAUNDRY WAY, CAPEL, SURREY, RH5 5LG

To Let

£20,000 PER ANNUM EXCLUSIVE



UNIT F, LAUNDRY WAY, CAPEL, SURREY, RH5 5LG

- Opportunity to lease a light industrial unit with office space in Capel, Surrey
- Located close to A24 and Ockley Railway Station
- Available Immediately
- Gross internal area of **145.7 sq. m (1,568 sq. ft)**
- Rent **£20,000** per annum exclusive

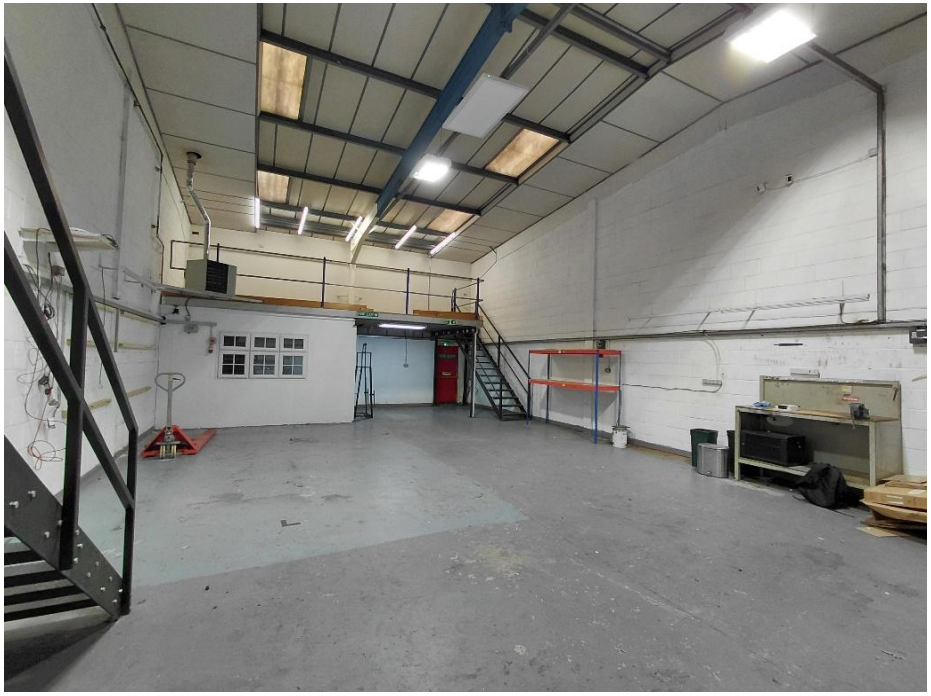
Location

Capel is a rural village, located between Dorking (approximately 6 miles to the north) and Horsham (approximately 6 miles to the south).

The A24 runs parallel to the village and provides easy access to the towns of Horsham and Dorking as well as to the South Coast and London. The nearest railway station is Ockley, providing direct rail services to London in approximately 80 minutes and Horsham in approximately 10 minutes.

The unit is situated on the Laundry Way industrial estate which comprises several light industrial units.





Description & Accommodation

The property is a light industrial building arranged over ground floor with a mezzanine area to the front and rear of the unit.

The unit benefits from an electric roller shutter door as well as a separate personnel door. There is concrete slab flooring throughout the warehouse with vinyl flooring to the front office area. There are two mezzanine areas to the front and rear accessed via independent staircases. The unit has basic power and data. There are two WCs.

There is a forecourt to the front of the property which can be used for parking.

The unit has the following gross internal floor area:

Gross Internal Area	**145.7 sq. m**	**1,568 sq. ft**

Terms
The premises are available on a new effectively full repairing and insuring lease at an initial rent of £20,000 per annum exclusive. **Subject to Contract**

VAT
The above guide price is exclusive of VAT (if applicable).

Costs
Each party are to pay their own fees in relation to the transaction.

EPC
C (75)

Business Rates
The current 2026 rateable value of £19,750. The current UBR is 49.9 pence in the £.

Viewings
Strictly by appointment with White and Sons:

David Sutton –Tel: 01306 743344/07948 337048
Email: David.Sutton@whiteandsons.co.uk

Mike Wimble –Tel: 01306 743344/07561 112653
Email: Mike.Wimble@whiteandsons.co.uk



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