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PROPERTY PEOPLE

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Unit 3B Gatwick Metro Centre, Balcombe Road,
Horley RH6 9GA

FOR SALE: TWO STOREY BUSINESS UNIT WITH PARKING - 4,552 SQ FT (422.92 SQ M)

LOCATION



The property is situated within a multi-occupied well established Business Estate of around 24 units. Located just off the Balcombe Road and a short walk from the town centre and mainline railway station.

London Gatwick Airport is just 2 miles to the south, along with J9 of M23 providing swift access to the M25.

For exact location us [what3words.com](https://www.what3words.com); [spite.skins.oldest](https://www.spite.skins.oldest)

Description

Unit 3B Metro Centre comprises a two storey business unit primarily arranged as offices on both levels. There is a loading door to the rear providing internal access to a small storage area. The unit benefits from around 9 car spaces plus the loading bay. The unit requires some redecoration. The unit requires some redecoration and repair.

Key Features

- Rarely available freehold
- Opportunity for refurbishment
- Well established Business Estate in accessible location

Accommodation

Ground Floor: 2,276 sq ft (211.46 sq m)

First Floor: 2,276 sq ft (211.46 sq m)

Total Gross Internal Area: 4,552 sq ft (422.92 sq m)

Tenure

Freehold with vacant possession.

Price

OIRO: £795,000 (Seven Hundred and Ninety Five Thousand Pounds)

Estate Charge

There is an Estate charge - full information on request.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating C - 63

Business Rates

Rateable Value: £46,500

Rates Payable: £23,203.50 (2025/26)

Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigate-banstead.gov.uk

VAT

VAT will be payable on the price.

Legal Fees



Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
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