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PROPERTY PEOPLE

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Unit 13 IO Centre, Salbrook Road, Salfords RH1 5GJ

TO LET: INDUSTRIAL/WAREHOUSE UNIT WITH FORECOURT - 4,880 SQ FT (453.38 SQ FT)

# LOCATION



The subject property is situated within the IO Centre, a modern industrial estate comprising 13 industrial/warehouse units in five blocks. The Estate is located to the east side of the A23 (Bonehurst Road) accessed via Salbrook Road. The surrounding area is an established industrial/commercial location.

The subject section of Bonehurst Road is a mixed use area with residential housing to the west side and a mix of commercial property to the east including the IO Centre and other industrial estates and commercial buildings. The property is circa 800m from Salfords railway station and approximately 600m from the main retail amenities of Salfords. Horley town centre is circa 3.5kms to the south and Junction 9 of the M23 and London Gatwick International Airport are both approximately 6kms to the south.

## Description

The subject property comprises a terraced two storey industrial/warehouse unit with forecourt. Internally the premises are configured as a ground floor warehouse, staff room/kitchen, two cloakrooms and an office. At first and second floors there are open plan offices fitted to a high standard with air conditioning.

Externally there is an extensive forecourt with separate loading bay and ample space to park 8 vehicles in tandem.

## Key Features

- Finished to an excellent standard
- Great use of accommodation throughout
- Minimum eaves height of 6.04m (19'10")
- Extensive parking and loading provisions

## Accommodation

We have measured the premises in accordance with the Code of Measuring Practice and the Gross Internal Areas are as follows:-

Ground floor warehouse, offices & staff room: 3,883 sq ft (360.75 sq m)

First floor offices: 665 sq ft (61.80 sq m)

First floor mezzanine offices: 117 sq ft (10.83 sq m)

Second floor mezzanine offices: 215 sq ft (20.00 sq m)

**Total: 4,880 sq ft (453.38 sq m)**

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£60,000 per annum exclusive

## 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 - 75

## Business Rates

Rateable Value: £39,750

Rates Payable: £19,835.25 (2024/25)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.



VAT

TBC

## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
gravesjenkins.com

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