



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Arkham House, Plough Road, Smallfield, Surrey RH6 9JW

TO LET: OFFICE/INDUSTRIAL UNITS AVAILABLE AS A WHOLE OR IN PARTS

APPROXIMATELY 5,440 - 20,240 SQ FT (505.4 - 1,880.3 M2)

LOCATION



Arkham House is situated on the eastern edge of Smallfield village, on the corner of Plough Road and Meadow View within a 1/4 of a mile of the junction of Redehall Road and Chapel Road.

Horley town centre and mainline railway station are within 2 1/4 miles to the west and Gatwick Airport and Junction 9 of the M23 are approximately 5 miles to the south.

Smallfield village centre close by provides local shops, cafes and other facilities.

Description

Arkham House comprises a two storey front office section with attached double bay industrial/warehouse accommodation to the rear, car parking to the front and a secure yard area. There is also a separate car park located on the opposite/eastern side of Meadow View, also fronting Plough Road, offering ample additional parking.

Accommodation

Available as a whole or in part(s) as set out in the attached Schedule.

Each unit will have allocated parking with additional shared parking available in the adjacent car park. Details on application.

Schedule of Accommodation & Rents

<https://www.Click here to download>

Amenities

- Air cooled offices
- Industrial units can be linked
- LED Lighting to industrial
- Loading doors to each unit
- Eaves 3.25m (min) rising to 6.5m (max)

Terms

The units are available on new effectively internal repairing and insuring leases on terms to be agreed.

Rent(s)

See attached Schedule. Further information on application.

The rents quoted include drainage & water charges/rates, upkeep and maintenance the exterior of the building, of common parts (including access control system) and buildings insurance.

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

Details to follow.

Business Rates

The Rateable Value for the whole building (single assessment) is £196,000 (2023/2024).

Tenants are to contribute a fair proportion of the rates payable (see Schedule).

In the event that the units are separately assessed, the tenant(s) will be directly responsible for the business rates payable. Further information on application.



VAT

VAT is not applicable.

Legal Fees

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

Viewing Arrangements

Strictly via prior appointment with Vendor's Joint Agents

Graves Jenkins

Email: bessant@graves-jenkins.com / oliver@graves-jenkins.com

JPA Commercial Property Consultants - 07711 132019 / 07711
132019

Email: john@jpacommercial.co.uk







GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



CRAWLEY OFFICE
Crow Place
17 Brighton Road
Crawley
West Sussex
RH10 6AE