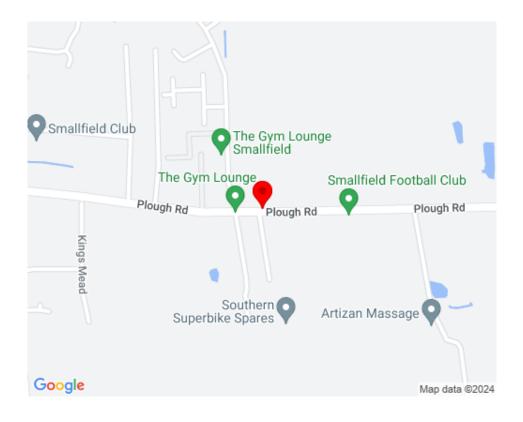


gravesjenkins.com

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)

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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 $\pm 196,000$ (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

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JPA Commercial Property Consultants - 07711 132019 / 07711 132019 Email: john@jpacommercial.co.uk

















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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.