



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



Units 1 & 2 Woodbridge House, Chapel Road, Smallfield,  
Surrey RH6 9NW

TO LET: BUSINESS UNITS AVAILABLE INDIVIDUALLY OR COMBINED - 2,140 - 4,860 SQ FT



# LOCATION



Woodbridge House is located to the northern edge of Smallfield Village off the eastern side of Chapel Road, north of the junction with Churchfield Road and within 250 yards of the junction with Weatherhill Road. Horley town centre and mainline railway station are within 2.25 miles to the west and Gatwick Airport and Junction 9 of the M23 motorway are approximately 5 miles to the south.

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

## Description

Adjoining two storey business units with offices at first floor level and ground floor workshop/storage space. The units are currently inter-linked and occupied as one but can be readily made self-contained and let separately. Both units benefit from a powered steel roller shutter loading door.

## Accommodation

The approximate gross internal floor areas are:

### Unit 1

Ground Floor: 1,080 sq ft (100.3 sq m)

First Floor: 1,060 sq ft (98.5 sqm)

**Total: 2,140 sq ft (198.8 sq m)**

### Unit 2

Ground Floor: 1,351 sq ft (125.5 sq m)

First Floor: 1,369 sq ft (127.1 sq m)

**Total: 2,720 sq ft (252.6 sq m)**

**COMBINED TOTAL 4,860 sq ft (451.4 sq m)**

## Amenities

- Good access to Horley, A23/M23 & Gatwick
- Good quality offices & flexible space
- New uPVC double glazed windows
- Loading door to each unit (2.64m x 2.5m)
- Ample on-site parking/loading

## Terms

The units are available on new effectively full repairing and insuring leases (or lease) on terms to be agreed.

## Rent

Unit 1 - £31,000 per annum exclusive

Unit 2 - £36,000 per annum exclusive

## Services

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

## EPC

Unit 1 - Rating C - 52

Unit 2 - (TBC)

## Business Rates

Rateable Value: £30,000

Rates Payable: £14,970 (2024/25)

The units are currently assessed as a single unit. If let separately the units will be subject to re-assessment.



Interested parties are advised to contact Tandridge District Council  
Tel: 01883 722000 or [www.tandridge.gov.uk](http://www.tandridge.gov.uk) to verify this  
information.

## VAT

VAT will be payable.

## Legal Fees

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

## AML

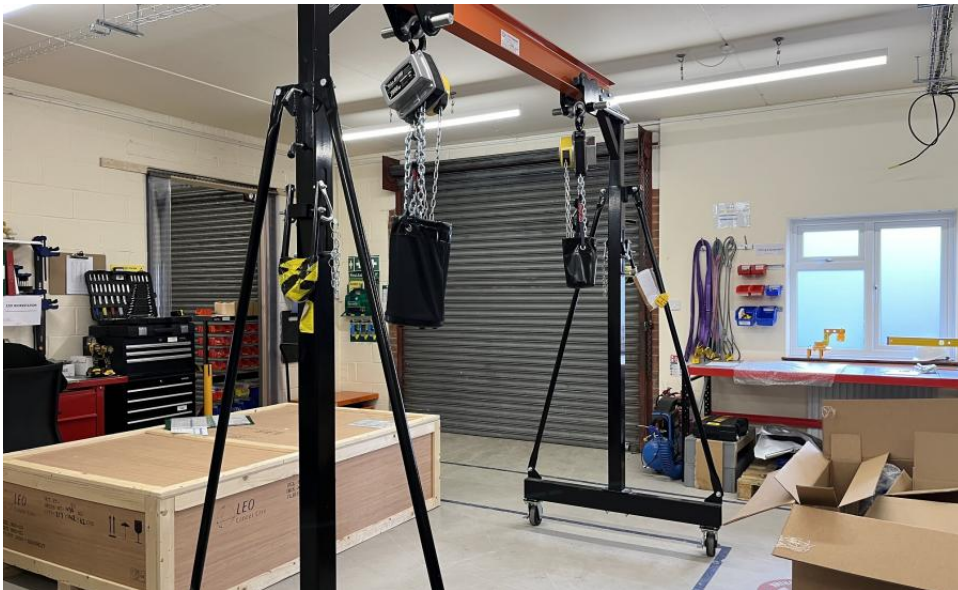
The tenant(s) may be required to satisfy all Anti Money Laundering  
requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



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