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Unit 3a Betchworth Works, Ifield Road, Charlwood RH6 0DX

FOR SALE: NEW OFFICE/BUSINESS UNIT - 1802 SQ FT (167.40 SQ M)

QUALITY SPEC/FITTED FLEXIBLE ACCOMMODATION PLUS 6 PARKING SPACES/STORAGE

# LOCATION



Betchworth Works is a small industrial estate situated on the west side of Ifield Road approximately 500 ms from the junction with The Street and the village of Charlwood, immediately to the west of Gatwick Airport.

The town centres of Crawley and Horley are within 6 kms and Gatwick Airport and Junction 9A of the M23 are within approximately 5 kms.

## Description

A newly built end of terrace two storey business unit of cavity brick/block construction on a steel frame with concrete floors.

The unit provides offices on the first floor and reception, open plan flexible business space and storage on the ground floor.

## Key Features

- Freehold with vacant possession
- Semi-rural location, close to Gatwick Airport
- Quality specification/fitted, flexible accommodation
- 6 on-site car parking spaces plus loading
- Considered suitable for a variety of uses
- Potential for secure external storage area

## Accommodation

The approximate net internal floor area is:

**Ground Floor:** 1,081 sq ft (100.42 sq m)

**First Floor:** 721 sq ft (67.98 sq m)

**Total: 1,802 sq ft (167.40 sq m)**

## Amenities

- Disabled, male & female WCs
- Fitted kitchen areas on both floors
- Electric loading door

- Gas fired "combi" boiler
- Double glazing
- Suspended ceilings with integral LED lighting
- Perimeter power trunking
- Under floor heating
- 3 phase power
- Ability to sub-let floors if required

## Price

£495,000 (Four Hundred and Ninety Five Pounds)

## 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

To be assessed shortly on practical completion.

## Business Rates

To be assessed.

## VAT

VAT will be payable on the terms quoted.

## 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.







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