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PROPERTY PEOPLE

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Unit 5 Gatwick Metro Centre, Balcombe Road,
Horley RH6 9GA

FOR SALE: TWO STOREY BUSINESS UNIT WITH PARKING - 2,365 SQ FT (219.66 SQ M)

LOCATION



The property is situated to the rear of Gatwick Metro Centre, a multi-occupied, well established Business Estate of around 24 units. Located just off the Balcombe Road and a short walk from the town centre and mainline railway station.

London Gatwick Airport is just 2 miles to the south, along with J9 of M23 providing swift access to the M25.

For exact location us [what3words.com](https://www.what3words.com); snacks.castle.object

Description

Unit 5 Metro Centre comprises an end of terrace, two storey business unit currently arranged as mainly offices on the first floor (extended retro fitted mezzanine) and stores on the ground floor, created with demountable partitioning.

The unit benefits from a 3-phase electrical supply, gas fired central heating and a sectional up and over loading door. To the front of the property there are 6 marked car parking spaces and there is a loading area in front of the roller shutter door which provides extra parking.

Key Features

- Rarely available freehold
- Opportunity for refurbishment/re-configuration
- Well established Business Estate of similar units
- Considered suitable for a variety of uses (STP)

Accommodation

Gross internal floor areas as follows:

Ground Floor: 1,184 sq ft (109.96 sq m)
First (Mezzanine) Floor: 1,181 sq ft (109.70 sq m)
TOTAL: 2,365 sq ft (219.66 sq m)

Tenure

Freehold with vacant possession.

Price

Offers in excess of £380,000 (Three Hundred and Eighty Thousand Pounds), exclusive of VAT

Estate Charge

There is an Estate charge - full information on request.

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

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Business Rates

Rateable Value: £16,750
Rates Payable: £3,350 (2025/26)

Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigate-banstead.gov.uk

VAT

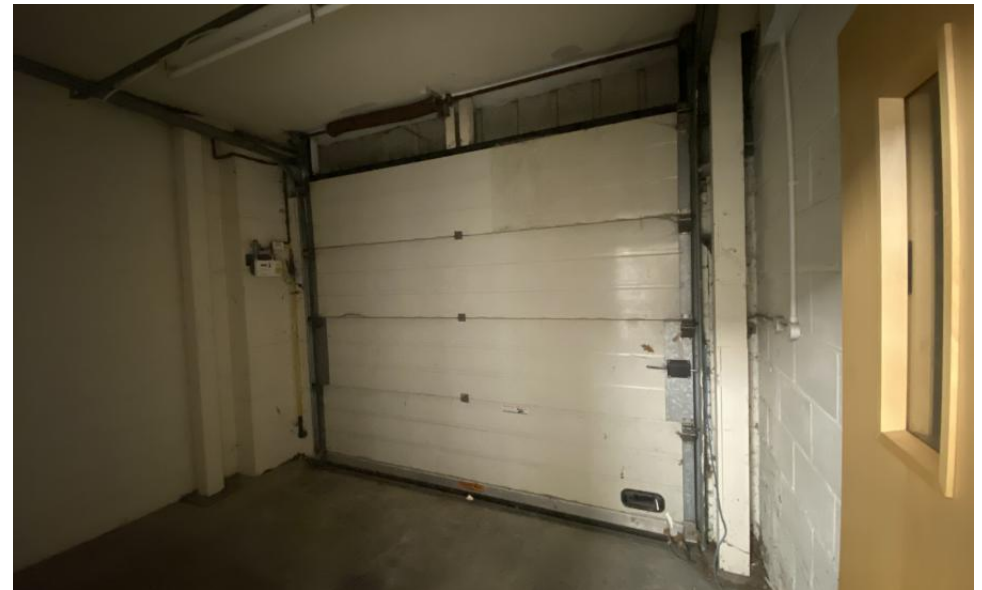
VAT will be applicable.

Legal Fees

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

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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