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Unit 5 Gatwick Metro Centre, Horley, RH6 9GA  
TWO STOREY BUSINESS UNIT WITH PARKING

# LOCATION



The property is situated to the rear of Gatwick Metro Centre, a multioccupied, 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](http://what3words.com); [snacks.castle.object](http://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.

## 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.

## Key Features:

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

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Stores	1,184	110.00
First Floor		

Offices 1,181 109.72 Total 2,365 219.72

## Price:

Offers in excess of £380,000

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.







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