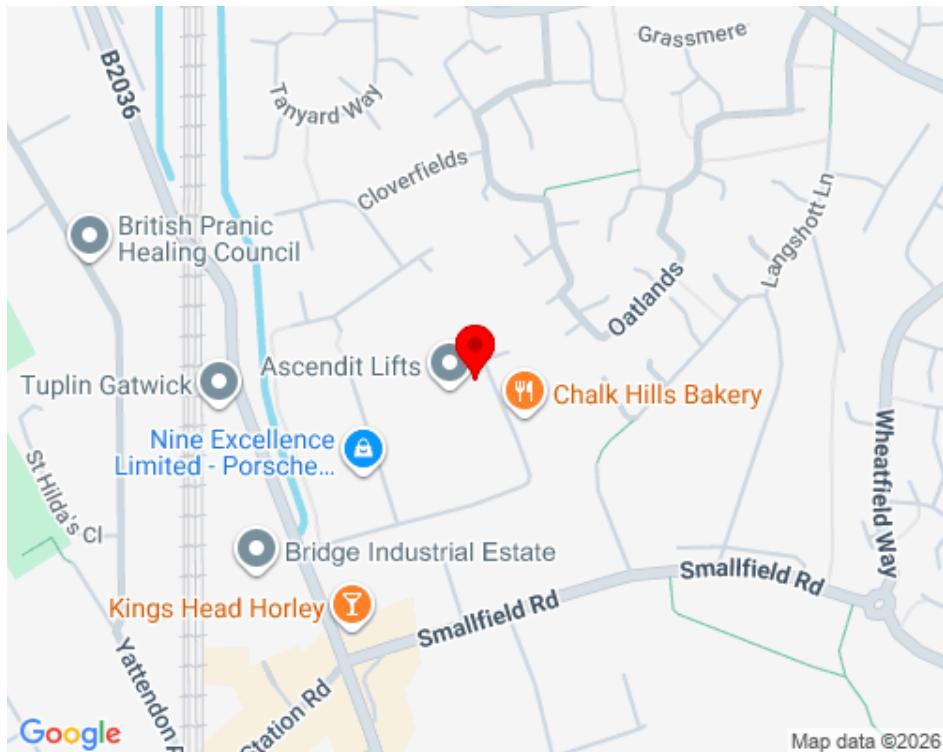




Unit 5 Gatwick Metro Centre, Horley, RH6 9GA

TWO STOREY BUSINESS UNIT WITH PARKING

# LOCATION



## 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
- 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:

Ground Floor Stores: 110.00 sq m (1,184 sq ft)

First Floor Offices: 109.72 sq m (1,181 sq ft)

**Total:** 219.72 sq m (2,365 sq ft)

## Price:

Offers in excess of £380,000

## Business Rates:

Rateable Value: £16750

Rates Payable: £8358.25 per annum

Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or [www.reigatebanstead.gov.uk](http://www.reigatebanstead.gov.uk)

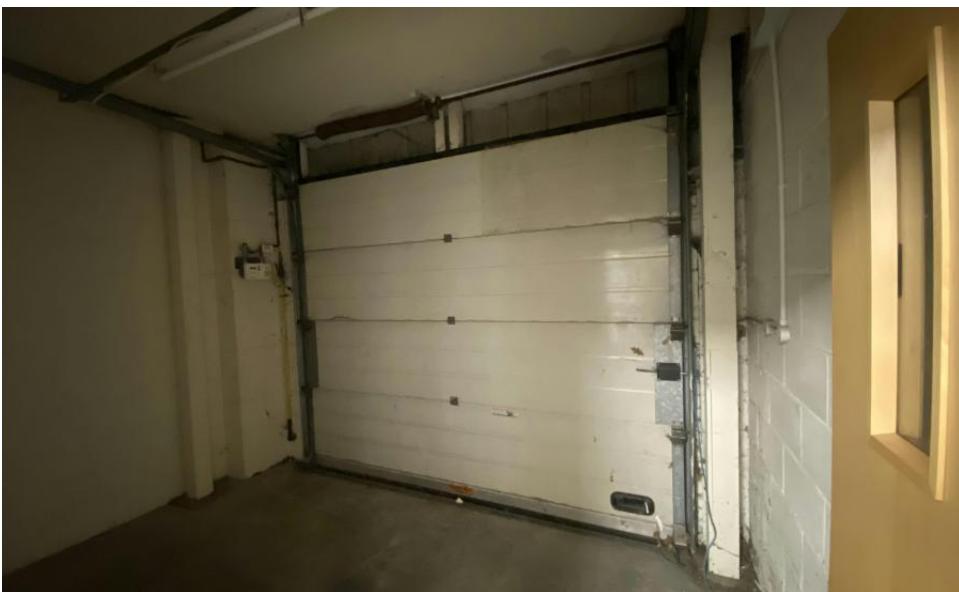
## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs









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[gravesjenkins.com](http://gravesjenkins.com)



Stephen Oliver

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



David Bessant

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



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD