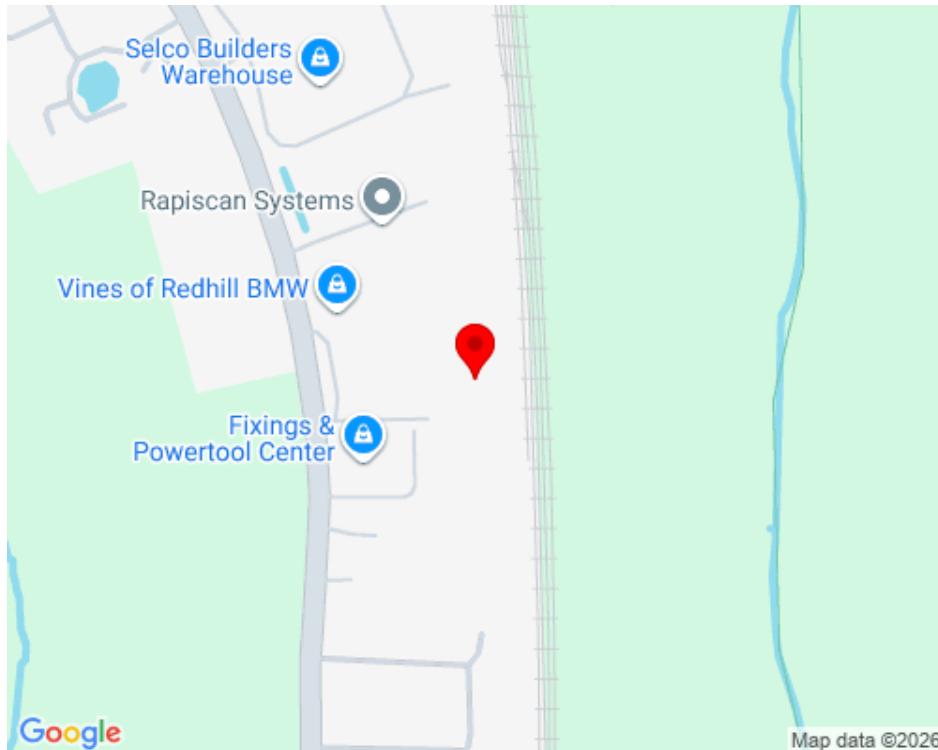




Unit 2 Fairlawn Enterprise Park, Bonehurst Road, Salfords  
RH1 5GH

FOR SALE OR TO LET: MODERN WAREHOUSE AND OFFICE WITH MEZZANINE AND PARKING TOTAL AREA 3,868 SQ FT (359.35 SQ M) + MEZZANINE 688 SQ FT (63.94 SQ M)

# LOCATION



The Fairlawn Enterprise Park is a modern estate situated on the A23 at Salfords, positioned just to the rear of the Vines BMW / Mini showroom. The location provides excellent transport links south to London Gatwick Airport, Crawley and the M23, or north to Redhill, Reigate and the southern M25 network.

London Gatwick Airport – 4 miles  
M23 J9 (Gatwick) – 5 miles  
M25 J8 (Reigate) – 8 miles  
Salfords railway station 0.5 miles

For exact location use what3words// relax.mass.spite

## Description

The Fairlawn Enterprise Park was built in 2008 and comprises 14 modern industrial warehouse units.

Unit 2 is a mid terrace property arranged as ground floor industrial/warehousing with 2x WC's and kitchenette area, first floor offices and a rear mezzanine store.

There are 5 car spaces and a loading bay demised to the unit and some communal parking elsewhere on a first come first served basis. There is single phase power and capped off gas which can be connected if required.

There is an estate service charge – full information on request.

## Key Features

- Rarely available freehold
- Modern unit
- Good road connectivity

## Accommodation

The unit has the approximate gross internal areas as follows:

Ground Floor (industrial/warehouse & welfare) - 3,189 sq ft (296.28 sq m)

First floor offices - 679 sq ft (63.04 sq m)

Mezzanine Floor - 688 sq ft (63.94 sq m)

**TOTAL GIA - 4,556 sq ft (423.26 sq m)**

## Amenities

- Electric loading door
- Min eaves 6.24m (not under mezzanine)
- First floor offices
- Mezzanine store
- Secure site

## Terms

Available for sale freehold with vacant possession or alternatively to let on a new lease for a term to be agreed.

## Price/Rent

Price - Freehold with vacant possession – offers in the region of £825,000

Rent - £62,000 per annum exclusive

## 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

C (52)



## Business Rates

Rateable Value: £37,250

Rates Payable: £18,588 (2025/26)

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

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

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

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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



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