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PROPERTY PEOPLE

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Unit 2 Fairlawn Enterprise Park, Salfords, RH1 5GH

MODERN WAREHOUSE & OFFICE WITH MEZZANINE AND PARKING

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.

For exact location use [what3words/// relax.mass.spite](https://www.what3words.com/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.

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
- Good road connectivity
- Modern unit

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor3,189296.27First
Floor67963.08Mezzanine68863.92Total4,556423.27

Rent:

£62,000 per annum

Price:

Offers in the region of £825,000

Terms:

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

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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