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PROPERTY PEOPLE

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

FOR SALE OR TO LET: MODERN WAREHOUSE AND OFFICE WITH MEZZANINE AND PARKING TOTAL AREA 3,951 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 - 762 sq ft (70.8 sq m)
Mezzanine Floor - 688 sq ft (63.94 sq m)
TOTAL GIA - 4,639 sq ft (430.97 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.

Rent/Price

Rent - £62,000 per annum exclusive

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

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

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.


LEXINGTON














dpd
Realtime CNC Ltd

GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.