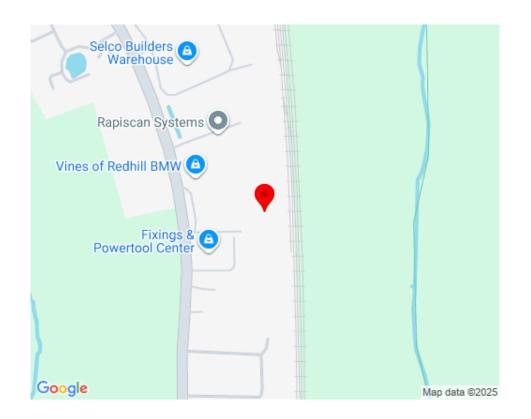






FOR SALE OR TO LET: MODERN WAREHOUSE AND OFFICE WITH MEZZANINE AND PARKING TOTAL AREA 3,868 SQ FT (359.35 SQ M) + MEZZANINE 688 SQ FT (63.94 SQ M)

# 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.

# 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.

#### FPC

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.

### AMI

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.





















Stephen Oliver

01293 401040 07786 577323 oliver@graves-jenkins.com



David Bessant

01293 401040 07767 422530 bessant@graves-jenkins.com



CRAWLEY OFFICE

5 Gleneagles Court Brighton Road Crawley West Sussex RH10 6AD