

TO LET - JUST REFURBISHED - OFFICE / BUSINESS / STORAGE PREMISES
Approx. 175.8 sq m (1,892 sq ft)

**Unit 5a Ladycross Business Park
Hollow Lane
Dormansland, Lingfield
Surrey
RH7 6PB**

- Rural yet convenient position on outskirts of Village
- Dormans station with services to London via Croydon approx. 1 mile
 - Lingfield about 2 miles
 - East Grinstead some 3 miles

Gross internal floor area approx. 175.8 sq m (1,892 sq ft)

TO LET - £25,000 PER ANNUM EX.

LOCATION

The Premises form part of this rural Business Centre and offers excellent business accommodation. The Centre is situated on the south eastern outskirts of Dormansland Village, which is within approx. 1 mile. Dormans station (services to Victoria and London Bridge via East Croydon) is also within 1 mile. East Grinstead Town Centre is about 3 miles. Junction 6 on the M25 London orbital motorway is approx. 9 mile, whilst Junction 10 on the M23 motorway is about 10 miles, both give access to Gatwick International Airport.

DESCRIPTION

The Premises are single storey and having brick and timber weather clad brick elevations under a pitched roof, currently in the course of refurbishment.

ACCOMMODATION

Double doors to Entrance Lobby about 4.35m x 3.81m (14'3" x 12'6").

Double doors to Main Office area about 10.50m x 14.23m max (34'6" x 46'8"). Incorporating two interconnecting offices both approx. 2.95m x 2.33m (9'8" x 7'8").

Kitchen/Staff room about 4.23m x 2.93m (13'10" x 9'7")

Useable floor area approx. 175.8 sq m (1,892 sq ft).

SERVICES

Mains water and electricity, private drainage.

AMENITIES

- Fully carpeted/vinyl in staff room
- LED lighting
- uPVC double glazed windows
- Telephone and power points
- Oil fired radiator central heating
- Male & female cloakrooms
- Attractive rural location
- No urban lifestyle pressures
- Good parking (minimum 10 spaces) & vehicle access

RENT

£25,000 per annum exclusive.

TERMS

To be let on a new repairing and insuring lease outside the 1954 Landlord & Tenant Act, terms to be agreed. A rent deposit and/or guarantor will be required, together with references.

Please note a Licence to Occupy will be considered.

BUSINESS RATES

Current rateable value £14,750. The premises benefit from Business Rate Relief. However, intending tenants should make their own enquiries of Tandridge District Council telephone 01883 722000.

VALUE ADDED TAX

Prospective Tenants are reminded that under the Finance Act 1989, Value Added Tax may be payable on the rental quoted. Intending Tenants should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating is D.

LEGAL COSTS

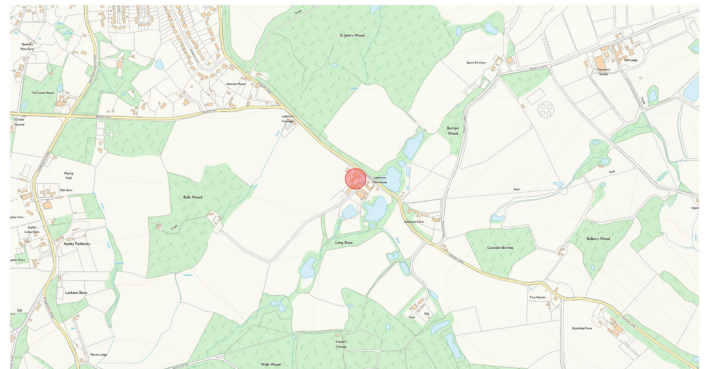
Each party to pay their own legal costs, incurred in the transaction.

VIEWING

Viewing and further information from the Agents



The Land app



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200 m



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