



Jarves Farm, Whitewood Lane, South  
Godstone, Surrey, RH9 8JR

Class E / Storage +  
Office

**TO LET**

## PROPERTY SUMMARY

- **Attractive Class E storage and office unit close to A22**
- **Total area 479 sq.ft (44.50 sq.m)**
- **Easy access to A22 / M25 (Junction 6) & Gatwick Airport**
- **On Site parking**
- **Attractive semi-rural location**
- **Secure unit with own kitchenette & WC**
- **Rent £1,000 per month exclusive**
- **Available on flexible terms**

## LOCATION

The premises occupy a convenient location, just off the A22 between South Godstone and Blindley Heath. Godstone is 5 miles to the North, East Grinstead 6 miles to the South and Gatwick Airport 8 miles to the West. The A22 provides good access to the M25 at Godstone (Junction 6) about 4 miles distant.

## PROPERTY SUMMARY

This attractive barn conversion offers a ground floor, secure storage unit with an office area. The premises benefits from its own kitchenette and toilet. On-site parking is also available. The accommodation is currently arranged as follows: -

Storage	373 sq.ft	(34.65 sq.m)
Office	<u>106 sq.ft</u>	( <u>9.85 sq.m</u> )
<b>Total</b>	<b>479 sq.ft</b>	<b>( 44.50 sq.m)</b>

## TERMS

The premises are available to let on a new internal repairing and insuring lease, for a term to be agreed, at an initial rent of £1,000 per month exclusive.

**Subject to contract**

## BUSINESS RATES

The Valuation Office Agency Website describes the property as “Office & Premises” and advises that the 2023 Rateable Value is £4,450. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge Council.

## VAT

All rents and prices quoted are exclusive of VAT, if applicable.

## EPC

Awaiting EPC.

## COSTS

Each party to bear their own costs.

**For further information or to view please contact**

**Joe Yorke Bsc Hons Tel: 01737 222835**

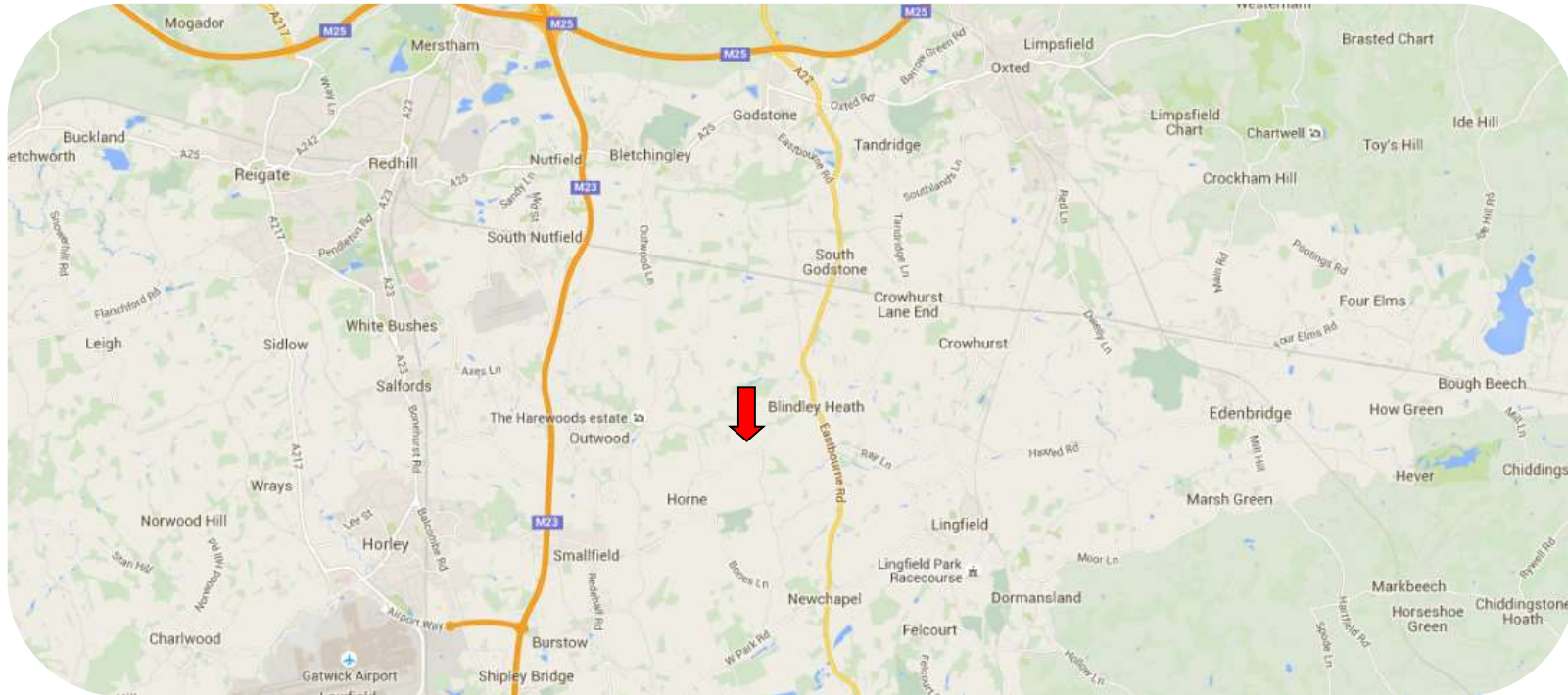
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