

Unit 2, IO Centre, Salbrook Industrial
Estate, Salfords, RH1 5GJ

Industrial / Warehouse
unit with forecourt

TO LET

PROPERTY SUMMARY

- **High Quality Warehouse / Industrial Unit with First Floor Offices**
- **Excellent connections to M23 & M25 and Salfords Railway Station**
- **Total Net Internal Area – 4,593 sq.ft (426.70 sq.m)**
- **6 Car Parking Spaces and EV Charging Point**
- **Minimum Eaves 7m**
- **3 Phase Electricity & LED Lighting**
- **Full height roller shutter door (4m x 5.5m)**

LOCATION

The subject property is situated within the IO Centre, a modern industrial estate comprising 13 industrial/warehouse units in five blocks. The estate is located to the east side of the A23. The surrounding area is an established industrial/commercial location. The property is circa 800m from Salfords railway station and approximately 600m from the main retail amenities of Salfords. The property is 2.5 miles from Gatwick Airport, 4.7 miles from J8 of the M25 and 3.9 miles from J9 of the M23.

ACCOMMODATION

Modern steel portal frame unit with metal clad elevations and solid concrete floor. Unit 2 is an end of terrace unit on a gated estate. The unit provides a mixture of ground floor warehousing, high quality first floor offices, meeting room and storage. There are 6 forecourt parking spaces together with ample unrestricted parking close by. The accommodation and gross internal floor areas are as follows: -

ACCOMODATION	Sq Ft	Sq M
Ground Floor Warehouse	3,908	363.07
First Floor Offices	685	63.64
TOTAL	4,593	426.70
Outside – 6 Forecourt Parking Spaces & Loading Bay		

TERMS

Rent on application. Available to let on a new full repairing and insuring lease for a term to be agreed. There is an estate charge of approximately £0.32 per sq.ft. **Subject to contract**

VAT

We understand that VAT is applicable to the rent and other outgoings.

BUSINESS RATES

The Valuation Office Agency Website advises that the 2023 Rateable Value is £42,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate and Banstead Council.

EPC This property has an EPC Rating of C (53).

COSTS Each party is to bear their own legal costs.

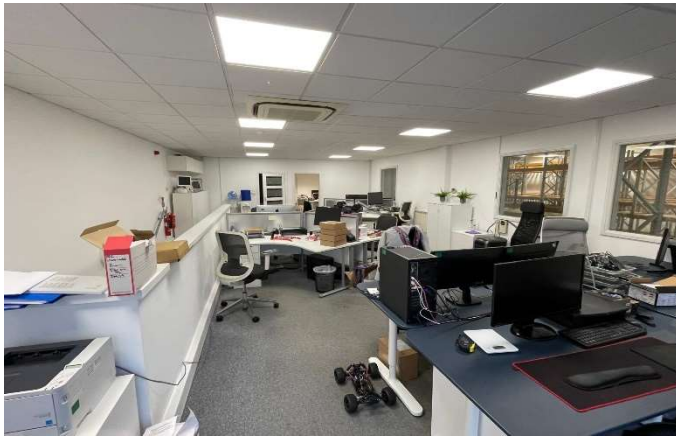
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