

Unit 1, Bourne Works, Bourne Yard,
Whyteleafe, CR3 0YB

Workshop / Light Industrial /
Warehouse Unit

TO LET

PROPERTY SUMMARY

- Workshop / Light Industrial / Warehouse unit
- Attractive courtyard development near two stations and Whyteleafe centre
- Gross Internal Area 5,317 sq.ft (494.0 sq.m)
- Easy access to A22 / M25 (Junctions 6 & 7) & Gatwick Airport
- On site parking for around 11 vehicles
- Mix of open plan areas together with individual rooms / offices.
- Rent £52,500 per annum

LOCATION

The premises occupy a convenient location, just off Whyteleafe Hill in the centre of Whyteleafe. The A22 Godstone Road is close by providing access to the M25 (Junctions 6 & 7), 3.5 miles to the south together with the A23 and South London. Both Whyteleafe and Upper Warlingham Railway stations are within walking distance which provide convenient access into London and stations to the south.

PROPERTY SUMMARY

A largely detached, single storey, L-shaped light industrial / warehouse building. The unit has been arranged to provide a mix of open plan workshops and storage areas together with individual offices. There are separate male and female toilets as well as a kitchen and a staff area. The premises benefits from a recent profiled steel pitched roof, part gas fired and part electric heating and double glazed windows and doors.

Ground Floor	4,678 sq.ft	(434.60 sq.m)
First Floor (eaves) storage	639 sq.ft	(59.37 sq.m)
Total	5,317 sq.ft	(493.97 sq.m)

Outside – Shared yard and parking for 11 vehicles

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £52,500 per annum plus Service Charge.

Subject to contract

BUSINESS RATES

The Valuation Office Agency Website describes the property as “Workshop & Premises” and advises that the 2023 Rateable Value is £32,250. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge Council.

VAT

We understand that VAT is not applicable to the rent.

EPC

This premises has an EPC Rating of D (85)

COSTS

Each party to bear their own costs.

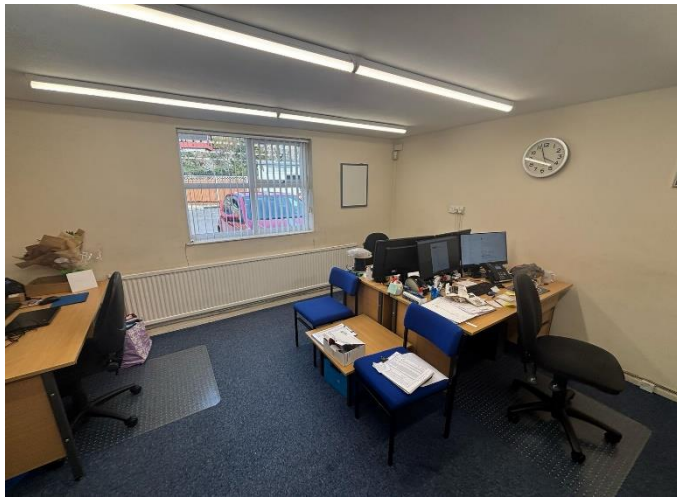
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