



**Builders Merchants, Reigate Road, Hookwood,  
Surrey RH6 0HE**

**Substantial Builders Merchants  
/ Warehouse & yard**

**TO LET**



## PROPERTY SUMMARY

- **Substantial Builders merchants / Warehouse & Yard to let**
- **New lease available at £240,000 per annum exclusive**
- **Large trade area and warehouse**
- **Extensive yard with customer parking to front.**
- **Well positioned for Gatwick Airport, the M23 and M25**
- **Total Gross Internal Area 10,584 sq ft (983.24 sq.m)**
- **Total Site Area 1.22 Acres (0.49 Ha)**
- **No VAT**

## LOCATION

The property is situated on the Eastern side of the A217 Reigate Road within Hookwood, 1.25 miles West of Horley, 4 miles to the North of Crawley and about 0.5 miles North of Gatwick Airport.

There is a large Tesco Extra about 0.25 miles away. Gatwick Business Park is situated opposite.

The property is well served by road links with Junction 9 of the M23 situated 3 miles to the West and Junctions 7 & 8 of the M25 situated 7 miles to the North.



## DESCRIPTION

A substantial builder's merchants and yard. This broadly rectangular site benefits from a wide and prominent frontage to the A217 Reigate Road.

The main commercial building is a modern, steel portal frame structure arranged to provide a large retail area to the front together with a full height warehouse area at the rear. There are also ancillary staff, kitchen, offices and meeting rooms on ground and first floors together with a large mezzanine storage area.

There is customer parking and a forecourt to the front of the property, with a substantial hard surfaced yard area at the rear used for loading and storage of building products and materials.

The consented opening hours are Mon – Fri 7:30am – 6pm and Saturday 8am – 4pm. Sunday closed.

## BUSINESS RATES

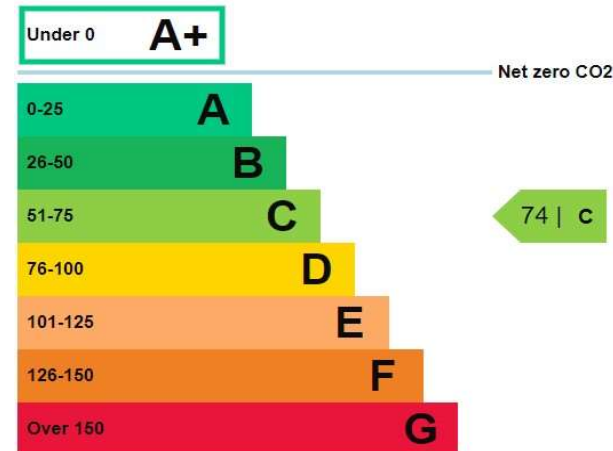
The Valuation Office Agency Website describes the property as “Builders Merchants & Premises” and advises that the 2023 Rateable Value is £178,000. The current UBR is 56.8 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Mole Valley District Council.

**VAT** We understand that VAT is not applicable to the rent.

**LEGAL COSTS** Each party is to pay their own costs.

## EPC

The premises has the following EPC rating which is valid until 15 June 2029:



## 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 £240,000 per annum exclusive.

**Subject to contract**

## CONTACT

**For further information or to arrange a viewing please contact:**

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## ACCOMMODATION

The premises has the following gross internal floor areas and total site area:

DESCRIPTION	SQ FT	SQ M
Ground Floor – Retail	2,439	226.6
Ground Floor – Warehouse, Office & Ancillary	4,376	406.5
First Floor – Offices, Staff & Storage	1,020	94.76
Mezzanine Storage	2,749	255.38
<b>TOTAL</b>	<b>10,584</b>	<b>983.24</b>
DESCRIPTION	Ha	Acres
Site Area	0.49	1.22



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*Not to scale, for indicative purposes only*

