



**Tarbot House, Unit 11 Perrywood Business
Park, Salfords, Surrey, RH1 5JQ**

**MODERN LIGHT INDUSTRIAL
/ WAREHOUSE UNIT**

TO LET

PROPERTY SUMMARY

- **Modern light industrial / warehouse premises to let**
- **3 phase electricity, CCTV & External Lighting**
- **Loading door 4.01m wide by 4.52m high**
- **Eaves height 8.31m max / 6.86m min**
- **Secure site with generous parking and turning / loading area**
- **Total area of 8,160 sq.ft (758.09 sq.m)**
- **Rent £95,000 per annum exclusive**

LOCATION

The premises are situated on the established Perrywood Business Park, which is situated East of Salfords centre. The estate is well served by road and rail links being just off the A23, providing easy access to the M23 (Junction 9) and M25 (Junctions 8 & 9). Salfords station is located close by and provides services into Central London via Redhill. Gatwick Airport is 5 miles to the south.

DESCRIPTION

Perrywood is a well-maintained business park in a semi-rural location with a security office and gates. The premises comprise a detached, modern light industrial / warehouse building of steel portal frame construction, with ancillary offices, board room and kitchen. The property is situated on its own secure, fenced and gated site and benefits from large outside parking and loading areas.

ACCOMMODATION

The accommodation and gross internal floor areas are as follows:-

	SQ. FT.	SQ. M.
Ground Floor – Warehouse / Production	5,656	525.46
First Floor – Staff / Kitchen	435	40.41
First Floor – Boardroom	296	27.50
First Floor – Office	825	76.65
Mezzanine – Storage	948	88.07
TOTAL	8,160	758.09

Outside 21 marked parking spaces, loading and turning area

TERMS

The premises are available to let from August 2023 on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £95,000 per annum exclusive.

Subject to Contract

VAT

We understand that VAT is applicable to the rent.

RATING

The Valuation Office Agency Website describes the property as “Warehouse & Premises” and advises that the 2023 Rateable Value is £64,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council.

EPC

This property has an EPC Rating of D (84).

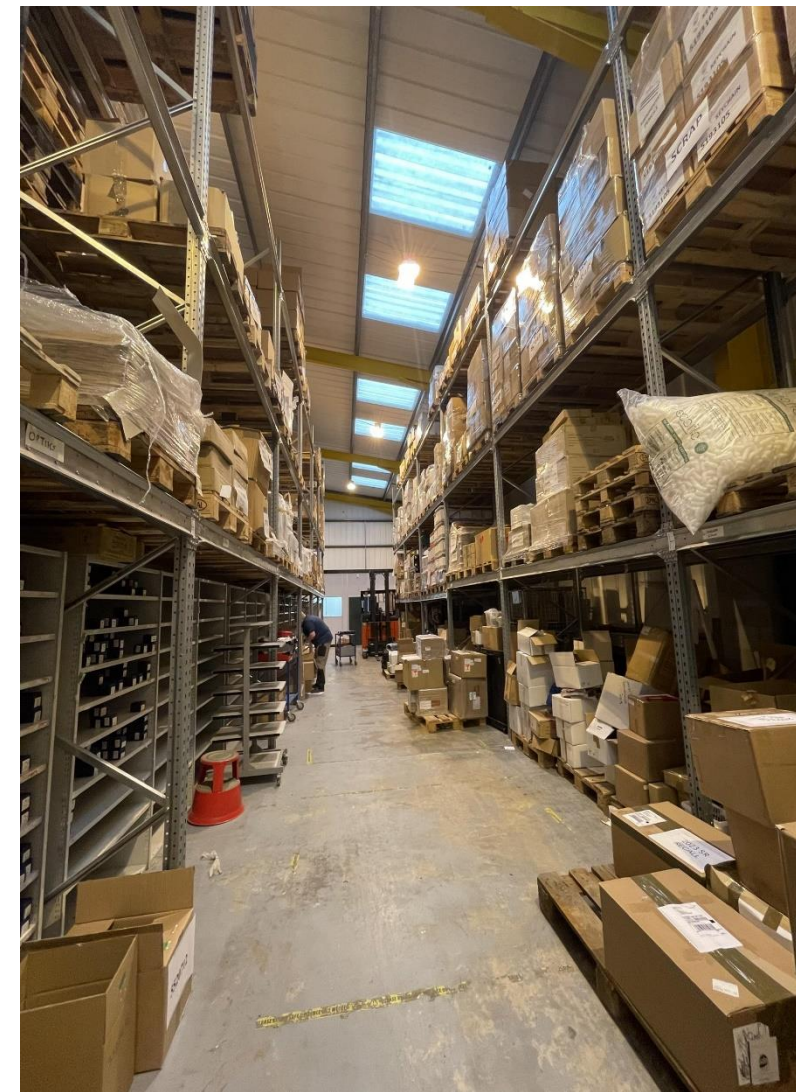
LEGAL COSTS

Each party is to bear their own legal costs.

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

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