



**Unit 4, Tanners Court, Middle Street,
Brockham, Surrey, RH3 7NH**

**Modern Warehouse / Light
Industrial Premises**

**FOR SALE /
TO LET**

INVESTMENT SUMMARY

- **Light Industrial / Warehouse available for sale / to let**
- **To be sold with vacant possession**
- **Located on attractive and quiet courtyard development**
- **Conveniently located for A24, A25 & M25 (Junc. 8/9)**
- **Arranged over ground and first floors**
- **Total internal area – 3,217 sq.ft (298.86 sq.m)**
- **Freehold price £425,000**
- **Rent £32,500 per annum exclusive**

LOCATION

Brockham is an attractive and secluded village, providing a selection of local shops and attractive pubs.

The premises are situated a short distance from the A25 Reigate Road in a small, semi-rural courtyard development, around 1 mile to the South of Brockham village in the Strood Green area of Brockham.

Brockham benefits from good road connections with the A24 and A25 close-by and providing convenient access to Junctions 8 & 9 of the M25. Dorking Railway Station is less than 2 miles to the West, providing regular services to Horsham and Central London.



DESCRIPTION

The premises comprise an end of terrace commercial unit within a small, quiet estate with a shared yard. Tanner's Yard comprises around nine purpose built commercial units which were developed in the late 1980's.

The accommodation is currently arranged to provide warehouse space, together with separate male and female toilets and a kitchen, on the ground floor. The first floor / mezzanine is accessed via a spiral metal staircase and provides further storage and office space with velux style roof lights.

There is a timber framed wrap around extension with a solid floor, providing useful additional dry storage. This area has a separate access from the front of the premises.

The property benefits from 3-Phase electricity, gas fired central heating, strip lighting, a solid floor and roller shutter loading door on the ground floor, with the first floor benefitting from perimeter trunking and a raised loading platform.

The forecourt area immediately in front of the property is included, with parking for up to three vehicles. The extent of the property is edged red on the attached Title Plan. There is also a large brick paved yard area which is shared with the other units comprising Tanner's Court.

TENURE

Freehold / Leasehold

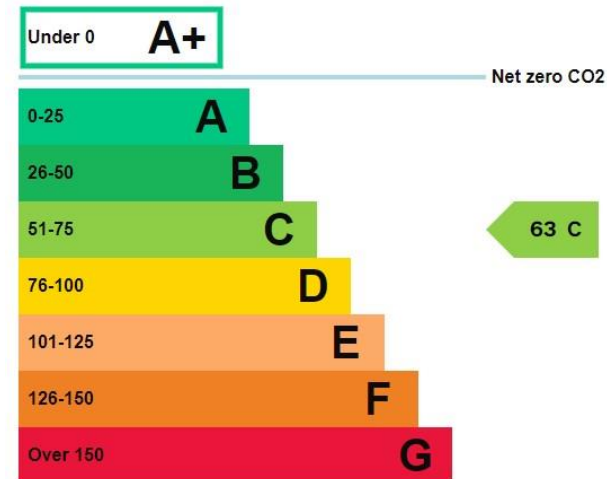
ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Accommodation	Sq Ft	Sq M
Ground Floor – Main Warehouse	1,159	107.67
Ground Floor – Wrap Around	899	83.52
First Floor (Max.)	1,159	107.67
TOTAL	3,217	298.86

EPC

The property has the following EPC Rating which is valid until 19 September 2029:



TERMS

£425,000 for the freehold interest.

The premises are also available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of **£32,500** per annum exclusive. **Subject to contract**

VAT

We understand that VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

RATES

The Valuation Office Agency website describes the property as “Workshop & Premises” and advises that the 2023 Rateable Value is £16,500. The current UBR is 49.9 pence in the £.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

CONTACT

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

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HM Land Registry
Official copy of
title plan

Title number **SY599184**
Ordnance Survey map reference **TQ2048SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Survey : Mole Valley**

