

# OPEN STOARGE YARD

YARDS AT THE CLOSE, HORLEY, RH6 9EB

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# FOR LEASE

**£5.50 per sq ft**

New open storage land available. To be fully fenced and surfaced with access to power and water if required. Full site area is approx. 1 Acre but letting of smaller parcels will be considered. Close to Crawley, Gatwick Airport and Horley.

Suitable for a variety of commercial uses including materials, plant and equipment storage, contractors' compounds, and outdoor warehousing.

Please note the site is not suitable for airport parking.

**TGE**  
PROPERTY



## DIMENSIONS

**Site Area : 1 Acre (0.42 Hectares) approx.**

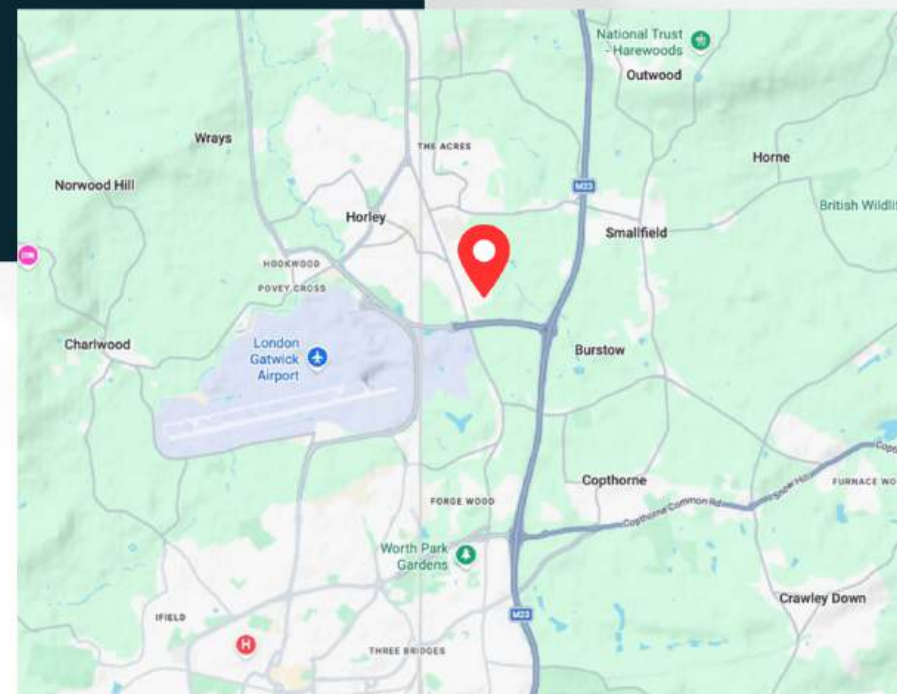
Max Width: 245ft (71m) approx.

Max Depth: 251ft (76.5m) approx.

## LOCATION

This open storage land is adjacent to the established Woodside Works development off Balcombe Road (B206) on the edge of Horley. It's a 3 mile drive to the M23 and the wider motorway network, London Gatwick Airport/Airport Way is 2.3 miles away and Horley Railway Station is less than a mile from the site.

|                 |   |            |
|-----------------|---|------------|
| Gatwick Airport | - | 2.3 miles  |
| M23             | - | 3 miles    |
| M25             | - | 8.32 miles |



## OUTGOINGS

**Rent:** £5.50 per sq ft +VAT per annum with concessions available for occupation of the whole site.

**Rateable Value:** £3,000 - Currently rated as stables/riding school and therefore will be due for reassessment.

**EPC:** N/A

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