

9,365 SQ FT (870 SQ M)
HIGH EAVES STORAGE BARN TO LET
GOOD ROAD LINK CONNECTIONS TO M23/A23



8.7 METRES EAVES HEIGHT
THE GRANARY, CHARLWOOD PLACE
NORWOOD HILL ROAD
CHARLWOOD
SURREY
RH6 0EB

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk
Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Charlwood Place is a rural business park, located to the immediate north of Charlwood Village. The towns of Horley (3.7 miles) and Crawley (5 miles) are located to the east and south respectively. Junction 9 of the M23 is located approximately 5.7 miles to the east.

Major Road Link Connections	Distances in Miles
M23	5.7 miles to the east
A24	6.1 miles to the west
M25 via the M23	12.5 miles to the north
A272 via the M23 / A23	13.9 miles to the south

DESCRIPTION

A high eaves steel portal framed storage barn with composite profile steel cladding and partial concrete walls under a pitched sheeted roof.

ACCOMMODATION

Gross Internal Area 9,365 sq ft (870 sq m)
Internal Dimensions 29 m (w) x 30 m (d)

SITE & UNIT FEATURES

- 2x roller shutter loading doors – 4.5 m (w) x 5.3 m (h)
- 8.7 m eaves height (approx.)
- Connected to three phase power
- LED lighting

TERMS

The unit is available to let upon a new lease for a term to be agreed. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£56,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be formally assessed. Further details on request.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

A video tour of the premises can be made available via WhatsApp on request to the following mobile number - 07868 434449

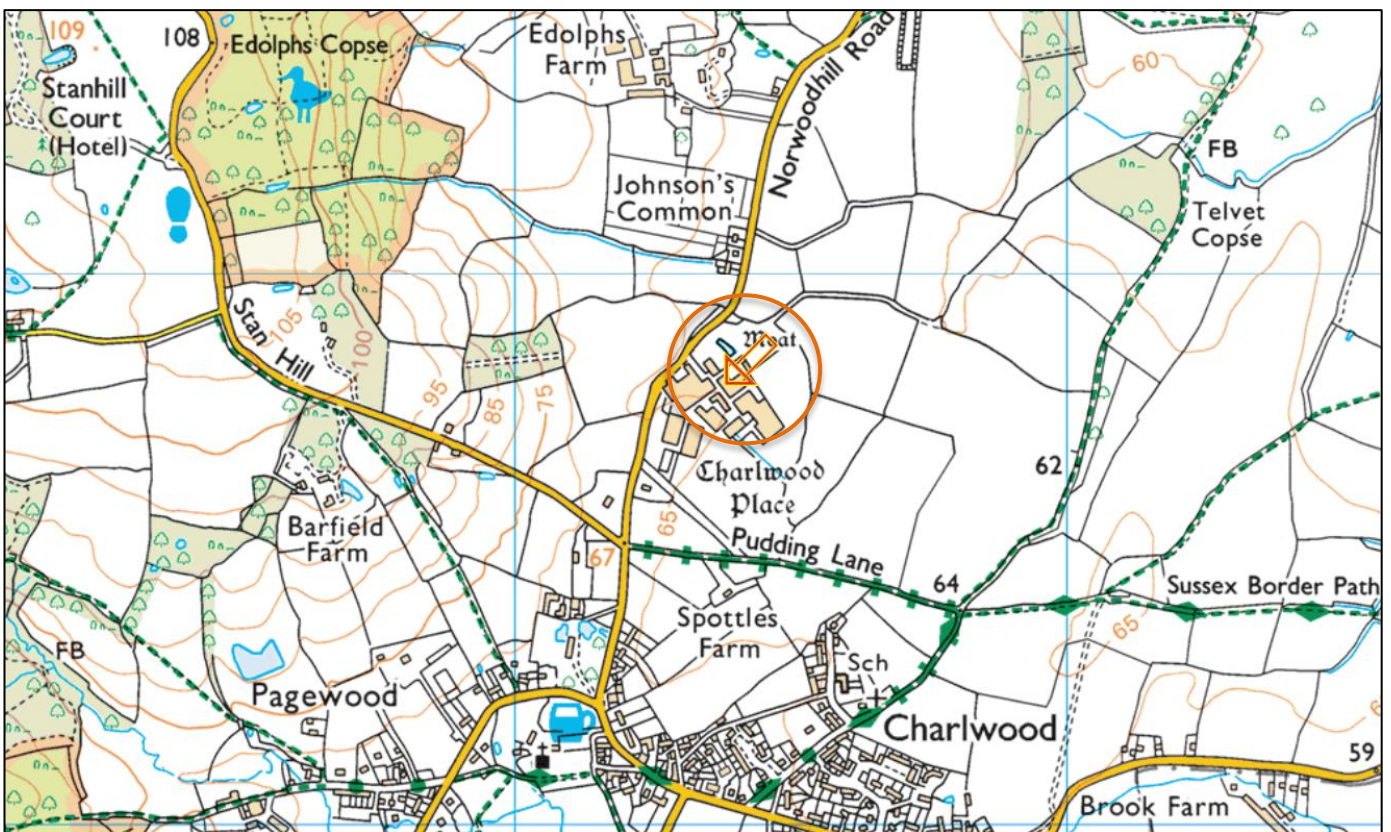
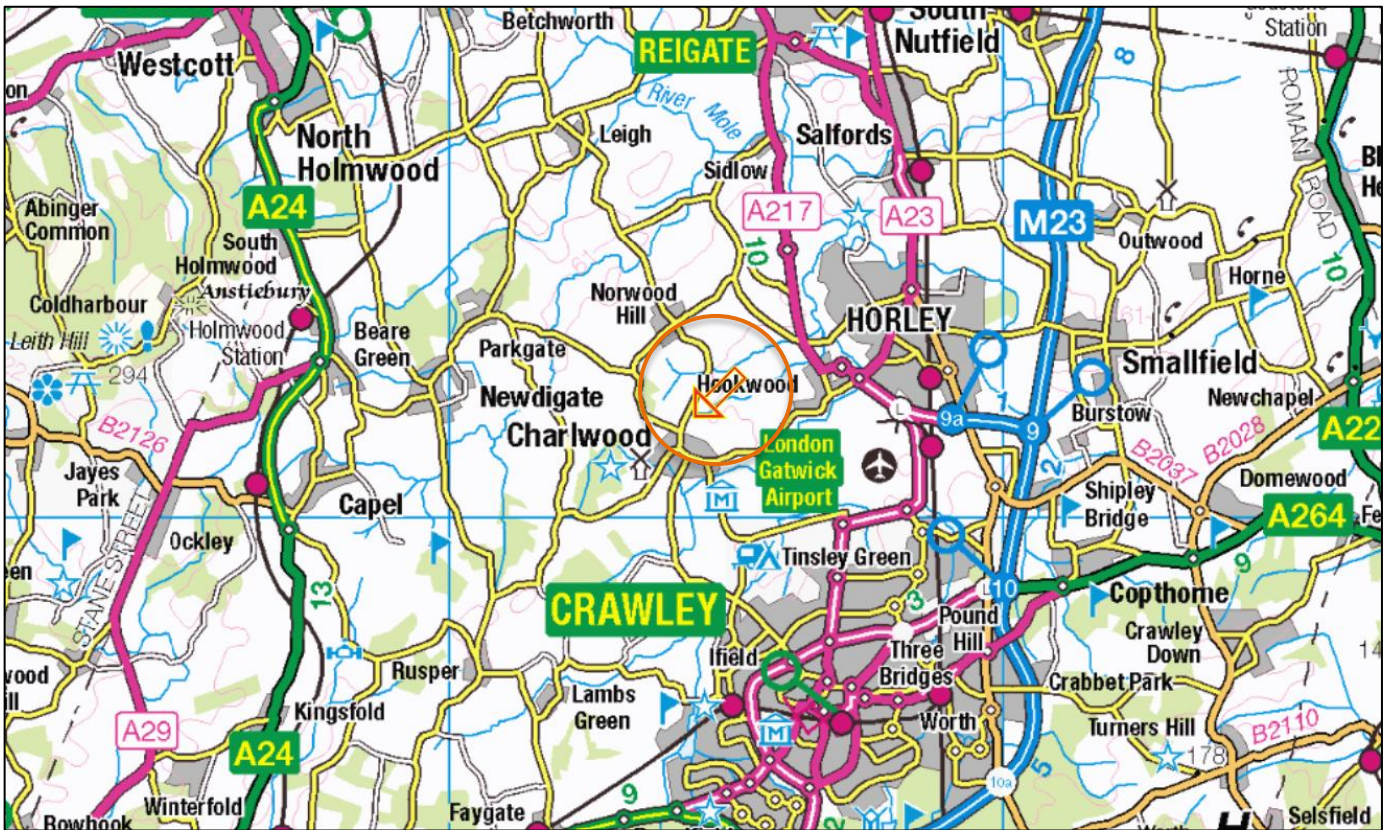
CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk





LOCATION MAPS - NOT TO SCALE



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