



STORAGE UNIT – 1,030 SQ FT

**UNIT 5, CAREWELL BARN, ST PIERS LANE, LINGFIELD, RH7 6PN
TO LET – £5,100 PA**

UNIT 5 OFFERS A BASIC STORAGE UNIT IN A CONVENIENT RURAL LOCATION AVAILABLE ON FLEXIBLE LEASE TERMS.

SITUATION

Carewell Barn is just off Racecourse Road (B2028) opposite the entrance to Notre Dame school, about a mile to the south-east of Lingfield centre and within three-quarters of a mile of Lingfield station. Carewell Barn is a busy rural business centre with a mix of retail, workshop and office uses on site.

Lingfield is an attractive, large village well known for its racecourse and offering a range of amenities and retailers including: The Coop, Lloyds Pharmacy, Boots Pharmacy, Costa Coffee and Costcutter. The A22, at Blindley Heath, is about three miles to the west which provides links to Junction 6 of M25. East Grinstead is approximately four miles to the south and Redhill about 9 miles to the west.

DESCRIPTION

Unit 5 provides a storage unit on the ground floor. The accommodation is accessed from a shared covered entrance, opening via a loading door, to a single open space of 14.8 m by 7 m (maximum). The specification includes: screed floor, perimeter power points, suspended fluorescent strip lighting and skylights. Externally there is allocated parking for two vehicles with more spaces by arrangement.

ACCOMMODATION

The property comprises 1,030 sq ft (95.69 sq m).

Height to underside of ridge – 5.5 m

Height to underside of eaves – 3.0 m

All areas are gross internal and approximate.

LEASE

The property is offered on a new internal repairing lease direct from the landlord for a period by agreement, excluding the security of tenure provisions of the Landlord & Tenant Act 1954.

The property is available for use from 07:00 to 19:00 hours Monday to Saturday. The landlord will maintain the exterior of the property and insure the property.

The incoming tenant will be required to lodge a deposit equivalent to three months' rent prior to the commencement of the term.

TERMS

£5,100 per annum or £425 per calendar month exclusive of utilities and business rates, subject to contract. The tenant contributes to Carewell Barn's building's insurance premium.

Rent and other payments exclusive of VAT.

USE

Storage or workshop uses

REFERENCES

Financial or personal references may be required, as well as a reference from a previous landlord, if applicable.

BUSINESS RATES

The tenant will be responsible for business rates. The warehouse has a rateable value of £5,300. The property may qualify for full Small Business Rates relief subject to occupier status.

EPC

The unit is exempt from requiring an Energy Performance Certificate.

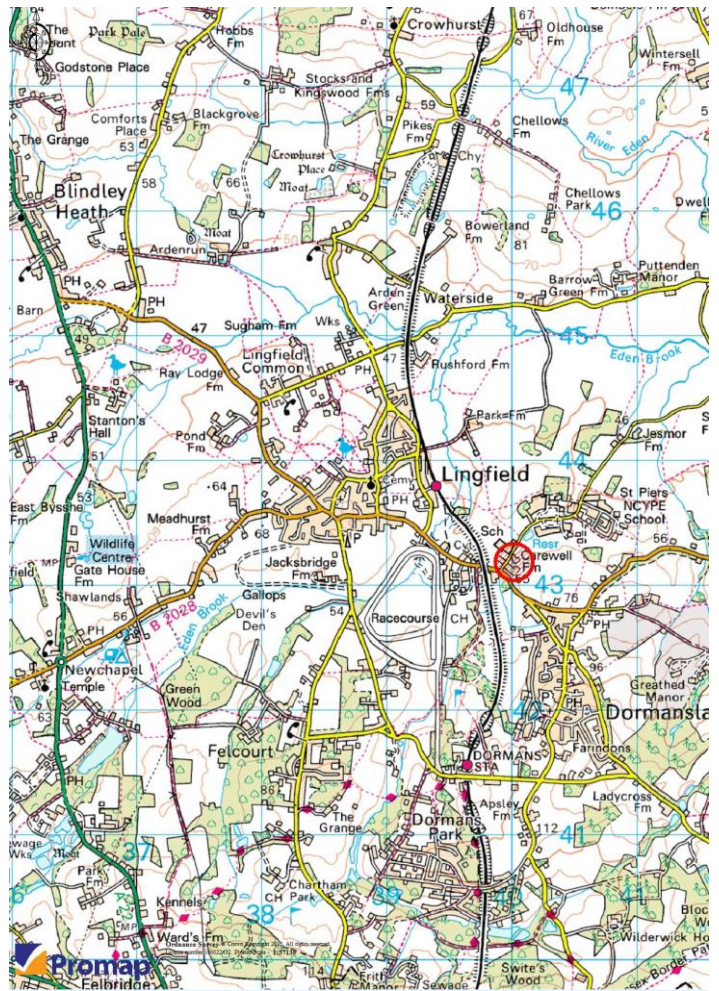
VIEWINGS AND FURTHER INFORMATION

Viewing and further information from the letting agents, RH & RW Clutton:

01483 300233 or 01342 410122

Richard Grassly - richardg@rhrwclutton.co.uk

Hugo Campbell - hugoc@rhrwclutton.co.uk



The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from:

www.lettingbusinesspremises.co.uk

Particulars prepared and photograph taken May 2017

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