

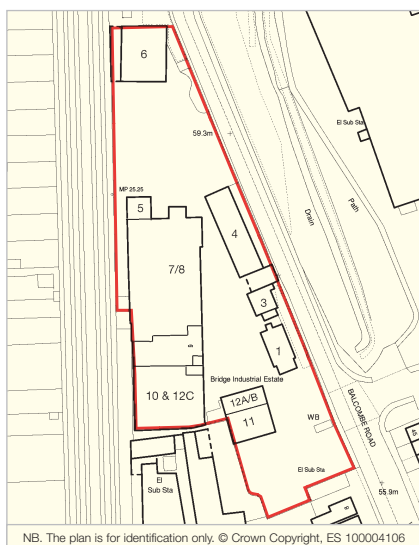
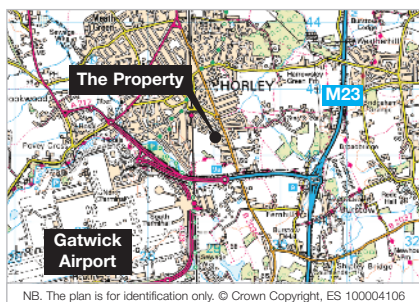
Horley

Bridge Industrial Estate Balcombe Road Surrey RH6 9EU

- Well Located Freehold Industrial Investment
- Comprising a total of 3,391.58 sq m (36,500 sq ft)
- Site area approximately 0.7 hectares (1.74 acres)
- Located approximately 1 mile from Gatwick Airport
- Asset Management opportunities
- Reversions from 2013
- Total Current Rents Reserved

£157,000 pa
Plus 2,451 sq ft offered
with Vacant Possession

SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location

Horley is located within 2 miles of Gatwick Airport, 5 miles north of Crawley and 6 miles from Reigate. The town benefits from excellent communications, with its proximity to Junction 9 of the M23 motorway which provides easy access to the M25 London orbital motorway. The property is situated on Balcombe Road (B2036) within an established industrial area approximately 1 mile north of Gatwick Airport. Occupiers close by include a number of businesses and commercial uses.

Description

The Bridge Industrial Estate comprises a number of industrial buildings and business units arranged around a secure service yard on a site which extends to approximately 0.7 hectares (1.74 acres). Please note Unit 2 provides communal WC's for the estate

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 & 11	DMS Airfreight Ltd	Ground Floor 340.72 sq m (3,667 sq ft)	5 years from 01.02.2007 FR & I subject to Schedule of Condition	£33,500 p.a.	Holding over
3	Progress 8 Limited	Ground Floor 43.08 sq m (464 sq ft)	1 year from 1st February 2013 FR & I subject to Schedule of Condition	£6,000 p.a.	Reversion 2014
4	Tuplin Gatwick Ltd	Ground Floor 230.86 sq m (2,485 sq ft)	3 years and 6 months from 30th September 2012. IR & I subject to Schedule of Condition	£12,500 p.a.	Reversion 2016
4	Vacant	First Floor 227.73 sq m (2,451 sq ft)		-	
5, 6, 7 & 8	Tuplin Gatwick Ltd	Basement 371.10 sq m (3,994 sq ft) Ground Floor 1,169.30 sq m (12,583 sq ft) Mezzanine 57.67 sq m (621 sq ft) Total 1,598.07 sq m (17,198 sq ft)	10 years from 31.03.2011 Rent review every 5th year. IR & I subject to Schedule of Condition	£60,000 p.a.	Rent Review 2016
9	C J Simmonds Esq (t/a Horley MOT Centre)	Ground Floor 187.11 sq m (2,013 sq ft)	5 years from 25.03.2011 IR & I	£9,000 p.a.	Reversion 2016
10	K Betchley Esq (t/a Carline Private Hire)	First Floor 128.95 sq m (1,388 sq ft)	5 years from 1st April 2013. Rent review 3rd year (1). IR & I subject to Schedule of Condition	£16,000 p.a.	Rent Review 2016
12A/B	K Betchley Esq (t/a Carline Private Hire)	First Floor 80.60 sq m (2) (867 sq ft)	5 years from 13.11.2008 IR & I subject to Schedule of Condition	£10,000 p.a.	Reversion 2013
12C	Horley Service Centre Ltd with personal guarantor	Ground Floor 502.46 sq m (5,408 sq ft) Mezzanine 52.00 sq m (560 sq ft) Total 554.46 sq m (5,968 sq ft)	5 years from 01.10.2009 IR & I subject to Schedule of Condition	£6,000 p.a.	Reversion 2014
Mast	Telecom Services Cellular Radio Ltd		15 years from 29.07.1999 Rent review every 5th year.	£4,000 p.a.	Reversion 2014
		Total (GIA)	3,391.58 sq m (36,501 sq ft)	Total £157,000 p.a.	

(1) There is a Lessee's option to determine at the third year of the term.
(2) Not inspected by Allsop. Area taken from www.voa.gov.uk.
NB. All leases stated above are contracted outside the Landlord & Tenant Act 1954.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Amie Johnson, Lewis Onions Solicitors. Tel: 0121 200 7240 Fax: 0121 236 1492 e-mail: aj@lewis-onions-solicitors.co.uk



Units 12C & 10 to 7



Units 4 & 3



Unit 6