

# GREEN LANE SAWMILLS, GREEN LANE, OUTWOOD, REDHILL RH1 5QP



## SECURE YARD SPACE TO LET

Rent based on £5.00  
psf pa



### Reigate

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Yard area of approx. 10,000 sq ft (929 m<sup>2</sup>)
- Available to let as whole or in part
- Tarmacadam surfaced areas within secure site
- Available by way of short form of leases
- Site currently operates under B2 and B8 use classes
- Would suit depot for transport or plant storage

**T 01306 884685**

## LOCATION

Set back from a quiet road in a semi-rural location between Outwood approx. 1.5 miles to the east and Salfords being 2 miles west, this commercial site covers approximately 23 acres. The towns of Redhill approximately 5 miles to the north and Horley 4 miles to the south serve the area with rail, shopping, leisure and business amenities. Motorway access is via the M23 approximately 4 miles to the south (J9) and M26 6 miles to the north (J6).

## DESCRIPTION

We are pleased to offer to let a surplus section of tarmac surfaced yard space within the site of the Landlords 's own business operation. The whole site is secure with range of gate and security access protection and therefore this compound will enjoy the safeguard of being within this facility. Our client can offer by part ideally compounds from 5000 sq ft to 10,000 sq ft with the benefit of this being a secure site with water, three phase electricity and private drainage. The site may suit a number of transport and storage uses subject to securing planning and any other statutory consents that may be required. Green Lane Sawmills is approached via its own long private drive off the set behind secure gates.

**Total Site Area available**

**Approx 10,000 sq ft (929m<sup>2</sup>)**

## AVAILABILITY

Compound close to the former sawmill is available to rent approx. 200 ft wide x 50ft depth.

## LEASE TERMS

The yard space is offered on flexible lease terms by way of a short form of lease excluded from the security provisions of the Landlord & Tenant Act 1954 for a term to be agreed. The Landlord is seeking short/medium occupation until they further expand the site. Fencing to separate and contain the available space can be discussed.

## RENTAL

Based on £5 psf pa - payable quarterly in advance on the usual quarter days. The ingoing tenant to provide a rental deposit to be held through the Term.

## VAT

We are advised that the premises is not elected for VAT.

## SERVICES

Whilst the Tenants must make their own investigations, we understand that the main site is connected to mains electricity and water. Mains gas is not connected. We are not aware that the premises are connected for mains drainage but expect the site to be served by private drainage.



**T 01306 884685**

**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act 1967**

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



## **BUSINESS RATES**

To be reassessed now that the site is to be let by part a new assessment of the newly lettable space may be required. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **PLANNING**

The site has historically operated under existing B2 General Industrial and B8 Storage and Distribution uses and may also suit a number of alternative uses subject to securing the required planning permission.

## **LEGAL COSTS**

Each party are to bear their own legal costs in the transaction.

## **VIEWING**

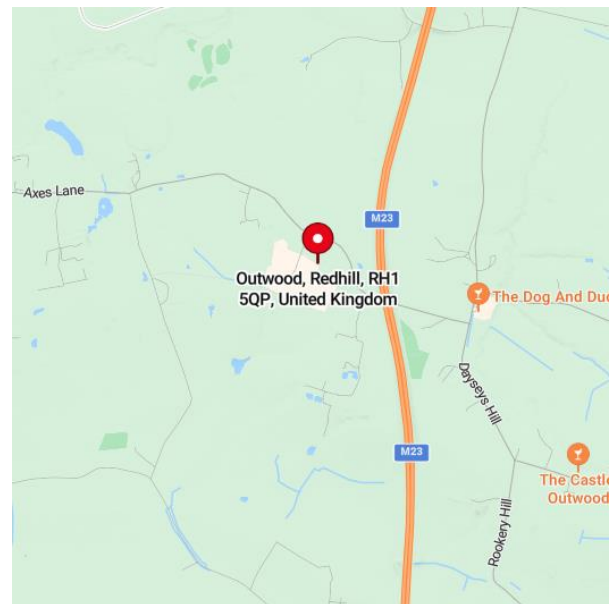
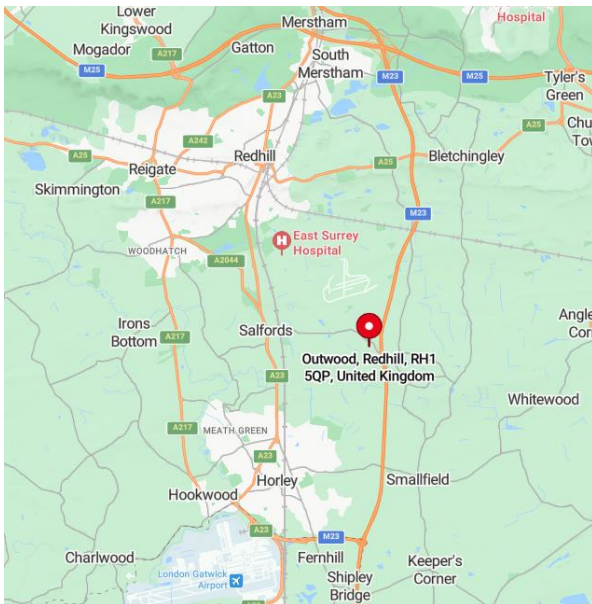
Strictly by appointment with the Landlord's Sole Agents:

### **Robinsons**

Contact: Steven Lane

Tel (01737) 229201

[www.robinsonsmb.com](http://www.robinsonsmb.com)



**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act 1967**

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

**T 01306 884685**

