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PROPERTY PEOPLE

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Unit 3B Gatwick Metro Centre, Balcombe Road,  
Horley RH6 9GA

FOR SALE: TWO STOREY BUSINESS UNIT WITH PARKING - 4,552 SQ FT (422.92 SQ M)

# LOCATION

The property is situated within a multi-occupied well established Business Estate of around 24 units. Located just off the Balcombe Road and a short walk from the town centre and mainline railway station.

London Gatwick Airport is just 2 miles to the south, along with J9 of M23 providing swift access to the M25.

For exact location us [what3words.com](https://www.what3words.com); [spite.skis.oldest](https://www.spite.skis.oldest)

## Description

Unit 3B Metro Centre comprises a two storey business unit primarily arranged as offices on both levels. There is a loading door to the rear providing internal access to a small storage area. The unit benefits from around 9 car spaces plus the loading bay. The unit requires some redecoration. The unit requires some redecoration and repair.

## Key Features

- Rarely available freehold
- Opportunity for refurbishment
- Well established Business Estate in accessible location

## Accommodation

**Ground Floor:** 2,276 sq ft (211.46 sq m)

**First Floor:** 2,276 sq ft (211.46 sq m)

**Total Gross Internal Area:** 4,552 sq ft (422.92 sq m)

## Tenure

Freehold with vacant possession.

## Price

**OIRO:** £795,000 (Seven Hundred and Ninety Five Thousand Pounds)

## Estate Charge

There is an Estate charge - full information on request.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 63

## Business Rates

Rateable Value: £46,500

Rates Payable: £23,203.50 (2025/26)

Interested parties are advised to contact Mid Sussex District Council  
Tel: 01737 276000 or [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk)

## VAT

VAT will be payable on the price.

## Legal Fees



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

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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